Regina Planning Commission

Thursday, November 13, 2025
4:00 PM

Henry Baker Hall, Main Floor, City Hall

Public Agenda
Regina Planning Commission
Thursday, November 13, 2025

Approval of Agenda

Adoption of Minutes

Minutes of the meeting held October 14, 2025

Administrative Reports

RPC25-31 Zoning Bylaw Amendment – 2571 Broad Street

Recommendation
The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
    a. Rezoning the property legally described as Lot B, Block 8, Plan FU1338 from I – Institutional Zone to RH – Residential High-Rise Zone;
    b. Amend Figure 10.F1 to designate the property as the *Primary Intensification Area*; and
    c. Amend Zoning Maps 2687(A) and 2887(A), accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

3. Approve these recommendations at its meeting on November 19, 2025.

RPC25-32 Heritage Demolition – 2184 12th Avenue

Recommendation
The Regina Planning Commission recommends that City Council:

1. Approve the demolition of the building at 2184 12th Avenue subject to the property owner entering into a heritage easement and covenant agreement to be registered on the title of the property. This will include terms and conditions that provide for interim redevelopment of the property in accordance with the plans submitted by the Applicant. It

will also require the façade and any significant heritage features to be carefully dismantled where feasible and stored for use in future development where practical.

2. Retain 2184 12th Avenue as a designated property within the boundaries of the Victoria Park Heritage Conservation District.

3. Delegate authority to the Director, Planning & Development Services or designate to negotiate and approve a heritage easement and covenant agreement with the property owner including salvage and documentation protocol for heritage materials and any ancillary agreements or documents required to give effect to the Agreement.

4. Approve these recommendations at its meeting on November 19, 2025.

RPC25-33 Expanding Housing Choices – Manufactured Homes

Recommendation
The Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* to allow manufactured homes in all residential zones as described as Appendix A – Zoning Bylaw Amendments of this report.

2. Instruct the City Solicitor to prepare the necessary bylaw amendments to make the recommendations to be brought forward following approval of the recommendations by City Council and the required public notice.

3. Remove item *MN25-7 Amend The Zoning Bylaw, Bylaw No. 2019-19: Making room for Affordable Manufactured Homes City-Wide* 1(a) from the list of outstanding items.

4. Approve these recommendations at its meeting on November 19, 2025.

RPC25-34 Parcel Code Class Change – 5901 9th Avenue N & 190 Pinkie Road

Recommendation
The Regina Planning Commission recommends that City Council:

1. Approve a resolution, pursuant to Section 172.1 of *The Planning and*

Development Act, 2007, with respect to parcels legally described as Blk/Par D, Plan 102387113 Ext 0 and Blk/Par E, Plan 102387113 Ext 0, as shown in Appendix A-2, to:

a. Designate the parcels as Municipal Utility Parcel; and
b. Direct Administration to cause the Municipal Utility Parcel designation to be registered on the title for the parcels.

2. Approve these recommendations at its November 19, 2025 meeting.

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, OCTOBER 14, 2025

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present:	Councillor George Tsiklis, in the Chair Christopher Adams John Aston (Remote) Jordan Gasior Nicole Kell Leah Morrigan Maynard Sonntag Kathleen Wilson Councillor Shobna Radons (Remote) Councillor Dan Rashovich
Also in Attendance:	Council Officer, Tracey Hendriks Legal Counsel, Cheryl Willoughby Deputy City Manager, City Planning & Community Services, Deborah Bryden Director, Planning & Development Services, Autumn Dawson Manager, City Planning, Ben Mario Senior City Planner, Jeremy Fenton Senior Engineer, Chad Bosgoed City Planner I, Tyson Selinger

APPROVAL OF AGENDA

Jordan Gasior moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the following adjustments:

WITHDRAW:

- **Delegation RPC25-31 Kim Lato from item *RPC25-29 Concept Plan Amendment & Zoning Bylaw Amendment - 1458 & 1462 N Courtney Street***

and

ADD:

- **Delegation RPC25-30 Brad Clifton to item *RPC25-29 Concept Plan Amendment & Zoning Bylaw Amendment - 1458 & 1462 N Courtney Street*.**

ADOPTION OF MINUTES

Christopher Adams moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 16, 2025 be adopted, as circulated.

ADMINISTRATIVE REPORTS

RPC25-27 Zoning Bylaw Amendment – 2110 King Street

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by rezoning the property located at 2110 King Street, legally described as Lots 35-40, Block 389, Plan DV4420, as shown in Appendix A-2, from RU – Residential Urban Zone to I – Institutional Zone, and amend Zoning Map 2887(A) accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

3. Approve these recommendations at its meeting on October 22, 2025.

Councillor Dan Rashovich moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Rashovich
IN FAVOUR:	Commissioners: Adams, Aston, Gasior, Kell, Morrigan, Sonntag, Wilson Councillors: Radons, Rashovich, Tsiklis

RPC25-28 Zoning Bylaw Amendment - 1891 Dewdney Avenue

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by rezoning the property located at 1891 Dewdney Avenue, legally described as Block V, Plan 94R45398, as shown in Appendix A-2, from MH – Mixed High-Rise Zone to MLM – Mixed Large Market Zone, and amend Zoning Map 2689(A) accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following

approval of the recommendations and the required public notice.

3. Approve these recommendations at its meeting on October 22, 2025.

Jordan Gasior moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Gasior
IN FAVOUR:	Commissioners: Adams, Aston, Gasior, Kell, Morrigan, Sonntag, Wilson Councillors: Radons, Rashovich, Tsiklis

RPC25-29 Concept Plan Amendment & Zoning Bylaw Amendment – 1458 & 1462 N Courtney Street

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the revised *Rosewood Park Concept Plan* included as Appendix D.

2. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
   a. Rezoning the property legally described as LSD 1-09-18-20 W2 Ext 55 from MH – Mixed High-Rise Zone to RL – Residential Low-Rise Zone;

   b. Rezoning the property legally described as Block C, Plan 102210297 Ext 0 from UH – Urban Holding Zone to RL – Residential Low-Rise Zone; and

   c. Amend Zoning Map 2294(A).

3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and required public notice.

4. Approve these recommendations at its meeting on November 5, 2025.

Brad Clifton, representing Troika Management Corp., Kelowna, BC addressed the Regina Planning Commission.

Nicole Kell moved that the recommendations contained in the report be concurred in, with the following amendment:

That a correction to the numbering for the “Comparison of Existing and Proposed Zoning” appendix be made from "Appendix C" to "Appendix E".

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Kell
IN FAVOUR:	Commissioners: Adams, Aston, Gasior, Kell, Morrigan, Sonntag, Wilson Councillors: Radons, Rashovich, Tsiklis

ADJOURNMENT

Kathleen Wilson moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:55 p.m.

_____ _____

Chairperson Secretary

Zoning Bylaw Amendment – 2571 Broad Street

Date	November 13, 2025
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC25-31

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
    a. Rezoning the property legally described as Lot B, Block 8, Plan FU1338 from I – Institutional Zone to RH – Residential High-Rise Zone;
    b. Amend Figure 10.F1 to designate the property as the *Primary Intensification Area*; and
    c. Amend Zoning Maps 2687(A) and 2887(A), accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

3. Approve these recommendations at its meeting on November 19, 2025.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw), which is intended to accommodate residential development at 2571 Broad Street (Subject Property) in the Gladmer Park Neighbourhood, as shown in Appendix A-1 – Location and A-2 – Zoning (Existing & Proposed).

IMPACTS

Policy Impact

The proposed rezoning supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to intensification and efficient servicing, "complete neighbourhoods", housing supply and diversity.

Strategic Priority Impact

The proposed rezoning supports the City's Strategic Priorities relating to Community Safety & Well-being and Vibrant Communities by enabling diverse and inclusive housing options.

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP, the Strategic Priorities and the *Energy & Sustainability Framework*.

Indigenous Impact

The proposed amendments support objectives of kâ-nâsihtikawin (Indigenous Framework) relating to wîtaskêwin (WEE-tah-skay-win) – *living together on the land, in harmony* – by increasing opportunities for housing and expanding housing diversity.

There are no financial, legal, labour, or community well-being impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to rezone the Subject Property to RH – Residential High-Rise Zone – Recommended

Advantage: The proposed RH – Residential High-Rise Zone allows for mixture of low-rise multi-unit building types; therefore, it supports City objectives relating to intensification and efficient servicing; "complete neighbourhoods"; housing supply and diversity.

Consideration: The City has received comments indicating opposition to the proposed rezoning, which are summarized in Appendix B – Public Feedback.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – Not Recommended

Advantage: Ensures that all information requested by Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to rezone the Subject Property to RH – Residential High-Rise Zone – Not Recommended

Advantage: There is no advantage to the City associated with this option.

Consideration: Eliminates an opportunity to promote key City objectives relating to "complete neighbourhoods" and "vibrant communities" through diversification of housing options available.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder engagement is summarized in Appendix B – Public Feedback. Communication and engagement with a community association does not apply, as the Subject Property is located within an area where no community association exists.

The Provincial Capital Commission was contacted and provided an opportunity to review.

Public notice of City Council's consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

West Oak Investments (Applicant and Landowner) is applying to amend the Zoning Bylaw by:

- Rezoning Subject Property from I – Institutional Zone to RH – Residential High-Rise Zone.
- Amending Figure 10.F1 to designate the Subject Property as a *Primary Intensification Area* (PIA).

The proposed RH – Residential High-Rise Zone (RH Zone) is intended to accommodate "…a neighbourhood environment characterized by a mixture of multi-unit building types." The differences between the existing and proposed zone are summarized in Appendix C – Zoning Comparison.

The Subject Property, located in the Gladmer Park Neighbourhood, is currently occupied with a vacant building; however, previously accommodated the Canadian Blood Services. In order to accommodate future development, the Applicant has indicated the building will be demolished.

The surrounding land use context includes a place of worship (Shiloh Assembly Apostolic Church) to the east, medium-density residential to the south, Wascana Park to the west, and a mixed-use

building to the north. A laneway provides separation to the north. Broad Street is an arterial roadway and Broadway Avenue is a collector roadway, both well-serviced with transit.

Although the City is not reviewing a development application at this time, the Applicant has indicated that they may pursue a six-storey residential building in accordance with the attached plans in Appendix D – Building Perspective, which are included as information only and do not form part of this application. Ultimately, any future development must comply with the standards of the Zoning Bylaw.

An amendment to Figure 10.F1 of the Zoning Bylaw to designate the Subject Property as PIA is also being proposed. The proposed PIA designation would permit the development of residential and mixed-use buildings up to six-storeys "as-of-right" at this location. If the existing zone of the property was a residential zone, the property would have been included in the PIA when they were originally designated in 2024.

Assessment

Per Section E, Policy 14.40 of the OCP – Part A, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

The Subject Property is located within an area of the city prioritized for densification and additional population, per Section C (Growth Plan) of the OCP (Policy 2.7). Additional factors supporting the RH Zone at this location include:

- The Subject Property is located at the corner of a collector and arterial roadway, which includes a "main transit route" (#30 – University Express).
- The surrounding land use context is varied and includes a mix of residential densities.
- The properties directly to the east and south are also zoned as RH Zone.
- There is a laneway along the north side of the property which allows for additional buffering between the Subject Property and the existing mixed-use development to the north.
- A multi-unit residential building at this location will expand the range and diversity of housing options for those employed in the neighbourhood, and in close proximity to downtown, who seek a walk-to-work lifestyle adjacent to Wascana Park.

With the rezoning to RH Zone, the Subject Property qualifies for the PIA designation, as it meets the following criteria of Section C (Growth Plan) of the OCP (Policy 2.7C):

- It is within 200 metres of a main transit route.
- It abuts development suitable for, and designated as, PIA.

The Subject Property is also zoned HT – Height Overlay Zone (HT Zone) due to proximity to Wascana Centre; however, the RH Zone and PIA designation are deemed compatible, as the permitted maximum height of the HT Zone is 20 metres, which corresponds to the maximum height allowed through both the RH Zone and PIA designation.

Implications for transportation and servicing are deemed to be manageable and do not warrant further review at this stage. The City will consider transportation and servicing implications when reviewing an application for a specific development proposal.

The proposed rezoning aligns with the OCP – Part A, as outlined in this report, is considered appropriate from a land use compatibility perspective and has the potential to complement the Gladmer Park Neighbourhood.

DECISION HISTORY & AUTHORITY

On June 12, 2024, City Council considered item *CR24-62 Housing Accelerator Fund – Expanding Citywide Housing Options Phase 3* and adopted a resolution to approve recommendations that included the introduction of PIAs and increased height limitations for residential buildings.

Respectfully Submitted,

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

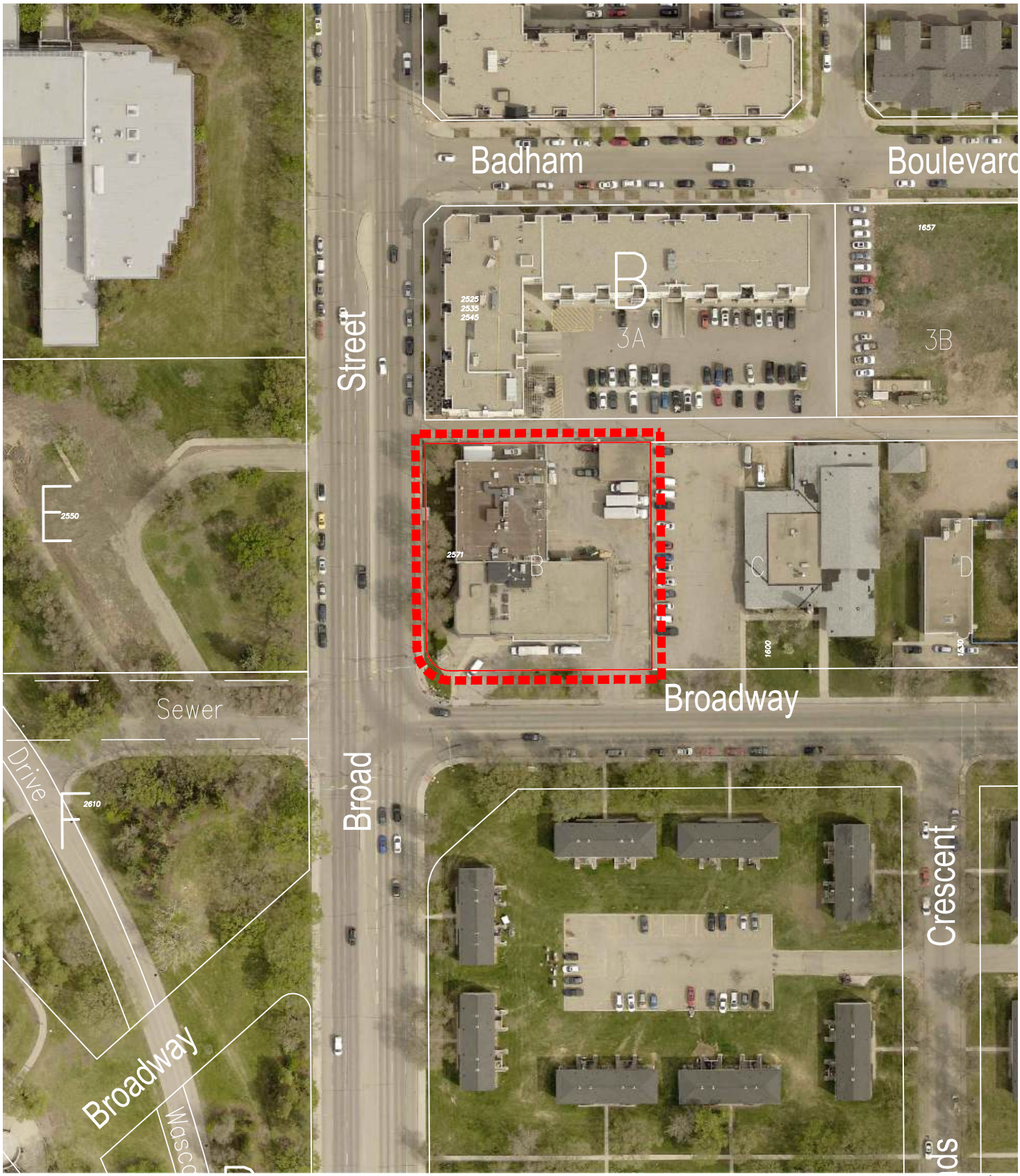
Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Zoey Drimmie, City Planner II

ATTACHMENTS

Appendix A-1 - Location
Appendix A-2 - Zoning (Existing & Proposed)
Appendix B - Public Feedback
Appendix C - Zoning Comparison
Appendix D - Building Perspective

Appendix A-1

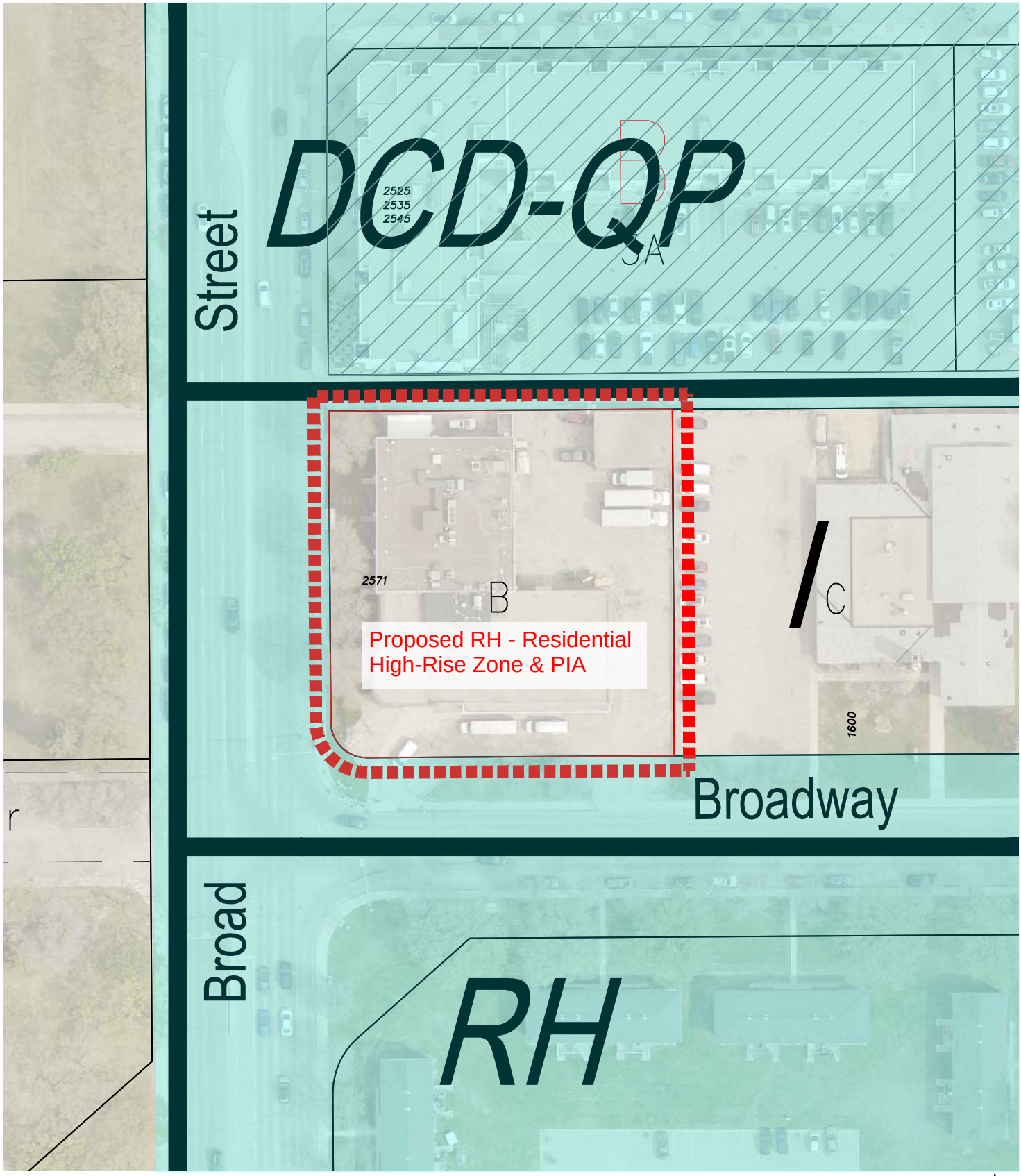


Subject Property

Date of Photography: 2024

Project PL202500229 Civic Address/Subdivision 2571 Broad Street

Appendix A-2



Subject Property Primary Intensification Area - PIA

Date of Photography : 2024

Project PL202500229 Civic Address/Subdivision 2571 Broad Street

REGINA

Appendix B

Community Contact and Feedback Summary

Communications	
Public Notice Sign August 14, 2025	• One Public Notice sign posted at Subject Property
Public Notice Letter August 10, 2025	• Mailed (Canada Post) to 46 addresses • Standard notification radius (75 metres)
Website Information August 10, 2025	• Information Notice posted on the City of Regina website • Online comment portal open

Comments/ Feedback		
Response	**#**	**Comments**
Completely opposed	**0**	
Accept if different	**3**	• Height • Traffic and parking
Support proposal	**3**	• Housing diversity • Residential density • Right product for right location (near Wascana Park)
Total	**6**	

City Administration Response

1. **Issue: Height**

   Administration's Response: It is recognized that the 20 metre height limit associated with the proposed RH – Residential High-Rise Zone is a concern with some residents in terms of community character (e.g. street scape) and added density.

   The existence of taller buildings along prominent roadways with transit services is common in an urban environment.

2. **Issue: Parking**

   Administration's Response: It is recognized that the proposed RH – Residential High-Rise Zone is a concern with some residents in terms of added density and, consequently, implications for on-street parking (lack thereof), which is regarded by some as an existing issue.

   Per *The Regina Zoning Bylaw, 2019*, there is no minimum requirement for on-site motor vehicle parking stalls (except specified situations); therefore, the number provided is at the discretion of the developer.

   The location of the subject property is accessible by transit and within walking or cycling distance to amenities and services which provides mobility options for residents.

3. **Issue: Traffic**

   Administration's Response: It is recognized that the proposed RH – Residential High-Rise Zone is a concern with some residents in terms of added density and, consequently, implications for traffic, which is regarded by some as an existing issue.

   Where a proposed development or rezoning may have traffic implications, the City may require the submission of a traffic impact assessment (TIA) to identify implications and upgrades; however, this is deemed unnecessary for the purposes of considering the rezoning.

Appendix C

Comparison of Existing and Proposed Zoning for 2571 Broad Street
I – Institutional Zone vs. RH – Residential High-Rise Zone

		I Zone (Existing)	RH Zone (Proposed)
Summary	**Intent**	The Institutional zone is intended to provide sites for the provision of facilities of an institutional, community or public service nature.	Accommodate a neighbourhood environment characterized by a mixture of multi-unit building types.
	Location	Lands intended to be used for institutional or community service purpose.	Residential neighbourhoods – typical, but not limited to urban corridor, transit nodes and prominent intersections

			I Zone (Existing)	RH Zone (Proposed)
Land-Use	**Dwelling**	Dwelling, Unit	Discretionary if accessory use	Permitted Use
		Group Care	Permitted Use: • Not a former school site, or • Redevelopment of lot includes school Otherwise, Discretionary	Permitted Use
	Institution	Day Care	Permitted Use	Permitted: • Arterial/Collector corner-lot; 30 kids or less, or • Existing non-residential building; 30 kids or less Otherwise, Discretionary
		Education	Permitted Use	Not Allowed
	Assembly	Recreation	Discretionary Use	Discretionary Use
		Religious	Discretionary Use	Discretionary Use
	Food & Beverage	Restaurant	Discretionary Use	Not Allowed
		Lounge	Not Allowed	Not Allowed
	Retail Trade	Shop	Not Allowed	Not Allowed
		Fuel Station	Not Allowed	Not Allowed
	Service Trade	Personal	Not Allowed	Not Allowed
		Wash – Light	Not Allowed	Not Allowed
	Transport	Parking Lot	Not Allowed	Not Allowed
	Office		Not Allowed	Not Allowed

		I Zone (Existing)	RH Zone (Proposed)
Max Units/Lot		No max	No max
Max Height		30 metres	20 metres
Setbacks	**Front**	4.5 metres	3 – 4.5 metres
	Side	3 metres	0.45 – 5 metres
	Rear	6 metres	3.5 – 5 metres
Max Lot Coverage		75 per cent	60 per cent
Max Floor Area Ratio		4	3

PERSPECTIVES

BROAD + BROADWAY

Heritage Demolition – 2184 12th Avenue

Date	November 13, 2025
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC25-32

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the demolition of the building at 2184 12th Avenue subject to the property owner entering into a heritage easement and covenant agreement to be registered on the title of the property. This will include terms and conditions that provide for interim redevelopment of the property in accordance with the plans submitted by the Applicant. It will also require the façade and any significant heritage features to be carefully dismantled where feasible and stored for use in future development where practical.

2. Retain 2184 12th Avenue as a designated property within the boundaries of the Victoria Park Heritage Conservation District.

3. Delegate authority to the Director, Planning & Development Services or designate to negotiate and approve a heritage easement and covenant agreement with the property owner including salvage and documentation protocol for heritage materials and any ancillary agreements or documents required to give effect to the Agreement.

4. Approve these recommendations at its meeting on November 19, 2025.

ISSUE

The owner of 2184 12th Avenue has applied to demolish the building on the property, known as the Credit Foncier Building, citing the condition of the building following a fire in an adjacent building and the associated cost to rehabilitate the building for use. The property is designated under *The Victoria Park Heritage Conservation District Bylaw, 1994* (the Bylaw) (Appendix B – Victoria Park Conservation District Bylaw) and in accordance with *The Heritage Property Act,* the owner of any designated property must obtain approval from the Council of the local municipality to demolish the building. The Guidelines of *The Victoria Park Heritage Conservation District Bylaw, 1994* require a redevelopment plan to be submitted with any demolition application.

The Owner (Western Limited) has not determined final redevelopment at this time but has provided a redevelopment plan, which provides for interim use of the site, developed in conjunction with the Regina Downtown Business Improvement District, that will incorporate the property into existing interim plans for the adjacent vacant lands.

IMPACTS

Policy Impact

The *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP) provides overarching policy direction to support cultural development and cultural heritage, including support for the protection, conservation, and maintenance of historic places. This includes encouraging owners to protect historic places through good stewardship and voluntary heritage designation. The Regina Downtown Neighbourhood Plan (RDNP) directs that all new development within the Victoria Park Heritage Conservation District should be of the highest design and material quality and be compatible with the character of the District. It also notes that no buildings of heritage value in the District should be demolished, rather that their heritage characteristics should be identified, maintained, and enhanced by new construction. Regina's Cultural Plan further provides direction to conserve cultural heritage resources and ensure new development contributes to sense of place.

While the proposed demolition of this property does not align with certain policy objectives related to heritage conservation, the current condition of the building makes full rehabilitation unfeasible. Approving the demolition with conditions that provide a pathway for interim activation of the site and future reinvestment does align with the broader objectives of the OCP and RDNP, thereby balancing policies and complying with the OCP and RDNP.

Strategic Priority Impact

The proposed demolition of this property impacts the strategic priorities of Community Safety & Well-being, Vibrant Community and Economic Prosperity. While the demolition will address immediate safety concerns associated with the deteriorating structure, any future redevelopment of the site will also be required to align with the Victoria Park Heritage Conservation District Guidelines and RDNP, which emphasize creating a safe, vibrant, and economically resilient downtown. Redevelopment consistent with these policies will support strategic priorities by improving community safety, contributing to a lively urban environment, and fostering new economic opportunities within the downtown area.

Environmental Impact
Demolishing any building can harm the environment. The demolition process generates large volumes of waste, much of which ends up in landfills. Materials in landfills release greenhouse gas (GHG) emissions as they break down, adding to the carbon footprint. In addition, demolition creates the need for new construction, which further increases emissions through the production and transport of new building materials.

The recommendations in this report have some direct impacts on energy consumption and GHG emissions. Demolition uses fuel for equipment and material transportation, contributes to emissions from organic material (wood) in the landfill, and the loss of materials with high embodied carbon (concrete) that are landfilled instead of being reused or recycled. If demolition facilitates new construction, there would also be future emissions from new materials and construction activities. New construction methods, building technologies and building system efficiencies may help offset impacts over the longer term.

Indigenous Impact
The City of Regina (City) is committed to active, respectful and ongoing participation in shared processes with Indigenous communities and acknowledges that there is an ongoing need for reflection and implementation of an Indigenous worldview (ways of knowing, being, learning, etc.) into everyday policies, practices and procedures. With respect to this report, Administration recognizes that the legislation governing the demolition of municipal heritage properties and the criteria used to evaluate demolition applications for designated buildings were not developed with an Indigenous worldview.

There are no financial, legal, labour or community wellbeing impacts associated with this report.

OTHER OPTIONS

OPTION 1 – Approve the demolition of the Credit Foncier Building while retaining the site as a heritage property within the Victoria Park Heritage Conservation District and requiring conditions for interim use and future redevelopment – RECOMMENDED

City Council may approve demolition of the Credit Foncier Building, while retaining the site as a designated heritage property within the Victoria Park Heritage Conservation District. As part of this approval, the property owner would be required to:

- Prepare and submit a salvage and documentation plan describing what significant heritage features on the façade will be salvaged and how the work will be undertaken and submit such plan to the City for approval prior to any demolition.

- Enter into a heritage easement and covenant agreement to be registered on the title of the property. The agreement and easement will include terms and conditions that provide for interim redevelopment of the property in accordance with the plans submitted by the

Applicant. It requires that the façade and any significant heritage features be carefully dismantled where feasible and stored for use in future development where practical.

- Ensure that any permanent redevelopment of the site adheres to the Guidelines for the Victoria Park Heritage Conservation District.

Advantage: This option removes a building that may pose ongoing safety, security, and maintenance risks while preserving the site's heritage designation. This ensures that any future redevelopment respects the established character of the District. It will also provide immediate improvement to the appearance and use of the site through interim measures and create opportunities for long term redevelopment that can contribute to downtown revitalization. The inclusion of a covenant agreement and salvage requirements ensures that key heritage elements are retained for potential future use.

Considerations: The approval would result in the loss of a heritage building, reducing the tangible heritage presence within the Conservation District. This option requires ongoing monitoring and enforcement of both interim site management measures and compliance with heritage guidelines for any permanent redevelopment.

OPTION 2 – Deny the demolition application – NOT RECOMMENDED

City Council can deny the demolition application and direct the property owner to undertake necessary repairs and other measures to rehabilitate the building.

Advantage: This option ensures the retention of a recognized heritage property, safeguarding its cultural and historical value. It directly supports the City's heritage goals and policies by promoting adaptive reuse rather than demolition, thereby reinforcing the character and integrity of the Victoria Park Heritage Conservation District. Rehabilitation would also address safety concerns by restoring the building to a usable condition.

Consideration: Rehabilitation would require substantial financial investment from the property owner and likely the City. While structural rehabilitation of the building would cost approximately $350,000, it would not cause the building to be functional for tenancy. The owner has estimated that full rehabilitation of the interiors and ensuring the building is code compliant would cost over $3 million. Financial feasibility given current market conditions and uncertain tenant demand may also limit the ability to bring the building into use. In addition to existing incentives provided by the City (i.e. Heritage incentives, City Centre incentives), the owners may seek additional support to offset costs. Delays in securing funding and undertaking rehabilitation could prolong safety and security risks if the property remains vacant in the interim.

In the event City Council wishes to order repairs to be undertaken, the consideration of the order must be tabled to allow for sufficient public notice of consideration of an order to repair as required by *The Heritage Property Act*.

COMMUNICATIONS & ENGAGEMENT

Administration has provided information on this application to Heritage Regina, the Government of Saskatchewan's Ministry of Parks, Cultural and Sport and the Heritage Sector Reference Group. Feedback received generally expressed a preference for conserving the building, or at minimum, retaining and bracing the façade so that it can be incorporated into any future redevelopment of the site.

DISCUSSION

The owner of 2184 12th Avenue (Credit Foncier Building) has applied to demolish the building on the property (Appendix A – Subject Property Map). The subject property is located within the Victoria Park Heritage Conservation District and is therefore designated as part of *The Victoria Park Heritage Conservation District Bylaw, 1994*. The area that makes up the District was designated due to its concentration of early commercial architecture designed by numerous notable local architects, the number of intact buildings built prior to World War I, and its history as Regina's commercial, financial and professional core.

Built in 1912, the Credit Foncier Building is one of the oldest buildings in the District and its historical value pertains to its connection to Regina's pre-war building boom and the evolution of Regina's financial institutions. The Bylaw includes guidelines which set out specific regulations applicable to properties designated as part of the District. The guidelines are intended to preserve the character of the area and enhance the streetscapes around Victoria Park. They also detail considerations and requirements for the alteration and maintenance of existing properties, as well as for demolition and new development of properties within the District.

In the last 10 years, two buildings within the District have been demolished, both adjacent to the subject property. In 2022, City Council approved the demolition of the Burns Hanley Building (north of the subject property), with conditions including a requirement that the façade be reconstructed and integrated into any future redevelopment. The following year, the Gordon Block (east of the subject property) was demolished due to a fire; therefore, no conditions were attached to the demolition. The properties remain designated as part of the District and future redevelopment is still required to adhere to the guidelines. Both sites are currently vacant and leased by the Regina Downtown Business Improvement District who intend to use the sites on an interim basis as a pocket park (the Skuare), providing space for entertainment and downtown events. The Credit Foncier Building sustained water damage during the Gordon Block fire and has been vacant since 2023.

Demolition Application

In February 2025, the owners of the building submitted a demolition application citing damage to the building that was sustained from the Gordon Block fire in 2023 and the cost to rehabilitate the building for future use. Administration has been actively working with the owners to evaluate options. The owners have ongoing concerns regarding vandalism, theft, and deterioration as well as the cost

to rehabilitate the building for occupancy including the removal of asbestos-containing materials (estimated at over $3 million) (Appendix C – Demolition Request Letter).

The owner has not determined final redevelopment of the site at this time but has provided a redevelopment plan that provides for interim use, developed in conjunction with the Regina Downtown Business Improvement District indicating that the site will be incorporated and form part of the ongoing Skuare project providing outdoor event and community space downtown (Appendix D – Western Building Interim Use).

Administration's Assessment

Administration has worked with the owner to understand the current condition of the building. Administration hired Donald Luxton & Associates to undertake a Heritage Review and Structural Assessment of the building (Appendix E – Heritage Review and Assessment). The assessment confirmed that the building retains heritage value as one of the oldest pre-war commercial structures around Victoria Park and as a significant example of early commercial architecture by local firm Storey & Van Egmond.

The assessment also found the structure to be in fair to good condition overall, with the concrete frame and floor slabs performing adequately and no evidence of major structural failure. The deficiencies identified were related to masonry, drainage and moisture infiltration. The cost of conservation interventions was estimated at $225,000 to $350,000 with a recommended $10,000 annual budget for ongoing structural maintenance. These figures represent baseline conservation interventions and do not account for full rehabilitation or fit up of the building to meet building code, accessibility, or modern mechanical/electrical system upgrades. The property owner's independent estimate for full remediation exceeds $3 million.

Administration concludes that while the building retains heritage significance and is structurally viable for conservation, the economic feasibility of full rehabilitation and fit up of the building to meet building code, accessibility, or modern mechanical/electrical system appears to be constrained. Meanwhile, the risks of ongoing deterioration and vandalism remain and there are likely limitations of successfully integrating this building into a future redevelopment of the site to support reinvestment and revitalization of the downtown.

Administration acknowledges that current conditions in this part of the District are very different than in 2022 when City Council considered the demolition application for the Burns Hanley building. At that time there was a consistent building fabric that supported the recommendation to retain and reconstruct the building façade as part of a future redevelopment as both the Gordon Block and the Credit Foncier Building were intact. At this time, with two of the three buildings on this corner demolished, allowing the demolition will provide an opportunity to design a future redevelopment of the sites collectively.

While not encouraged, the Bylaw provides a path forward for demolition of properties within the District, provided that future redevelopment respects the intent of the guidelines to maintain the

heritage integrity of Victoria Park. Consistent with other recent heritage property demolition applications, such as the Burns Hanley and St. Matthew's Anglican Church, the recommendations in this report would require the applicant to enter into a covenant agreement with the City that includes, but is not limited to, the following conditions: implementing the redevelopment plan for interim use, preparing a salvage and documentation plan that describes what will be documented and salvaged and how this will occur, submitting the plan to the City for approval prior to any demolition, and reusing salvaged materials where possible in a new development.

DECISION HISTORY & AUTHORITY

On May 27, 1996 City Council considered report *CM96-16 The Victoria Park Heritage Conservations District* adopted Bylaw 9656, *The Victoria Park Heritage Conservation District Bylaw, 1994*.

Respectfully Submitted,

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

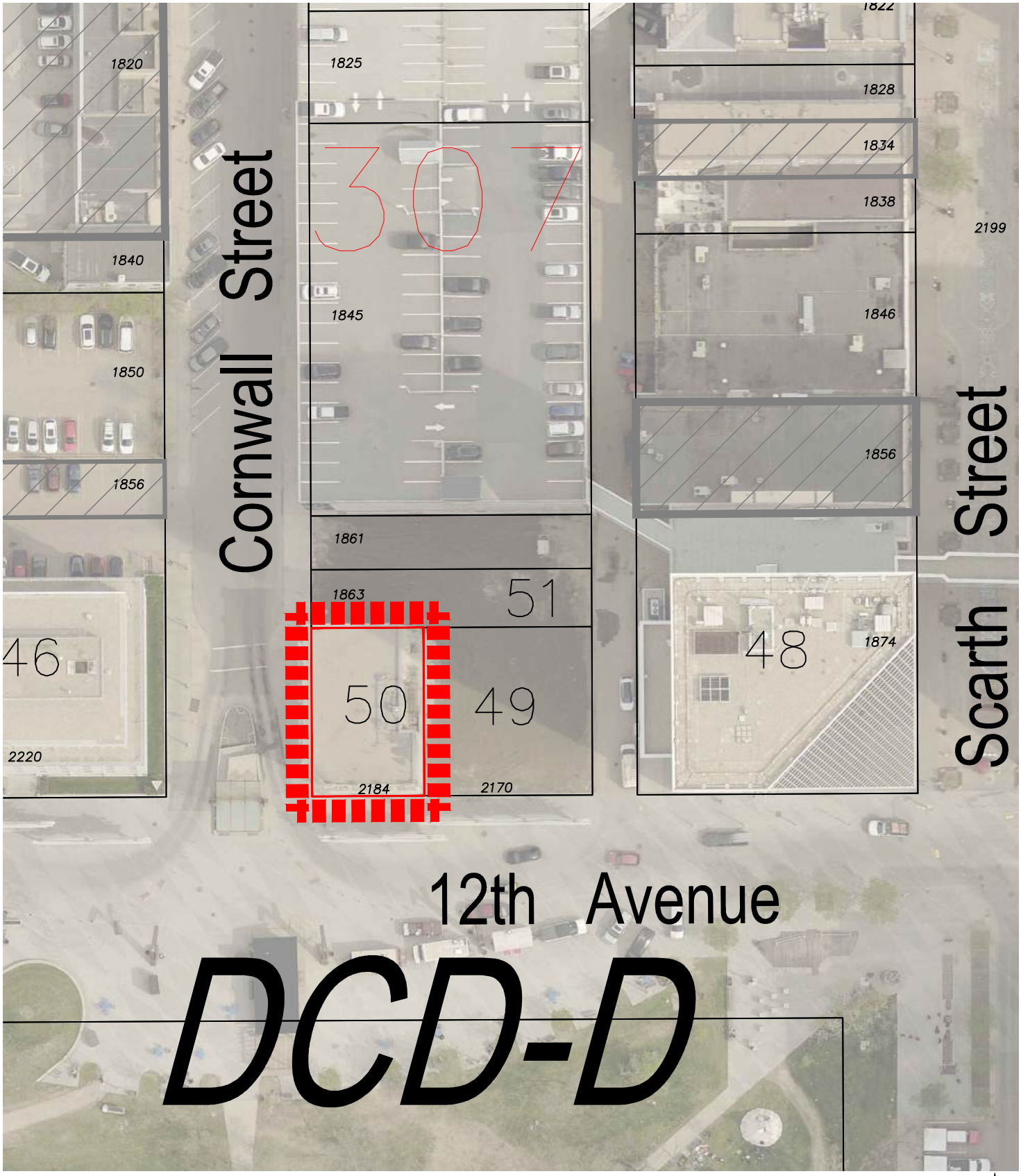
Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Femi Adegeye, Senior City Planner

ATTACHMENTS

Appendix A - Subject Property Map
Appendix B - Victoria Park Conservation District Bylaw
Appendix C - Demolition Request Letter
Appendix D - Western Building Interim Use
Appendix E - Heritage Review and Assessment

Appendix A

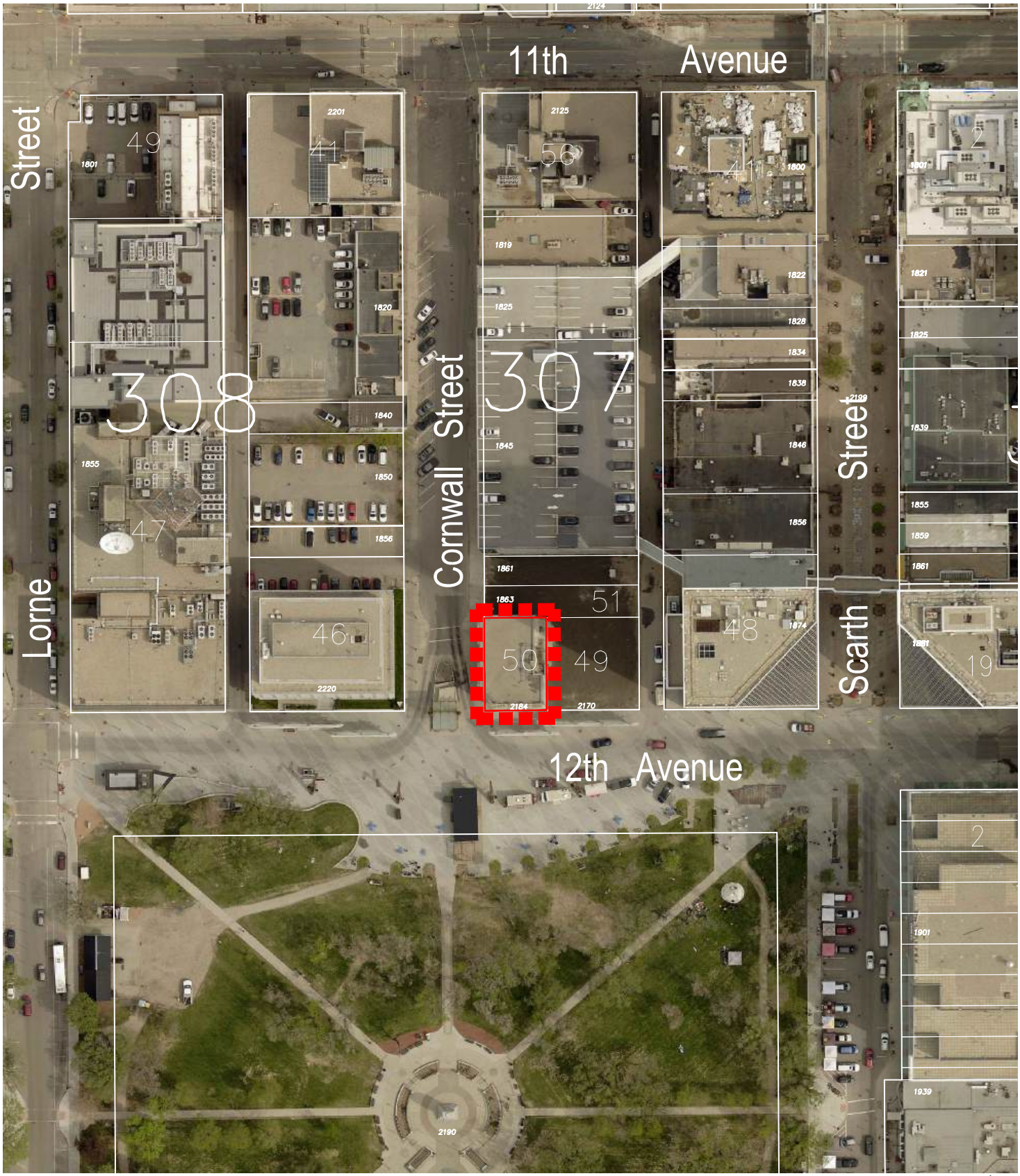


Subject Property

Heritage Designation

Date of Photography : 2024

Project _____ Civic Address/Subdivision 2184 - 12th Avenue Demolition Report



Subject Property

Date of Photography: 2024

Project _____ Civic Address/Subdivision 2184 - 12th Avenue Demolition Report

Bylaw No. 9656

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.

Office Consolidation

A BYLAW OF THE CITY OF REGINA TO DESIGNATE AN AREA OF THE CITY SURROUNDING VICTORIA PARK AS A MUNICIPAL HERITAGE CONSERVATION DISTRICT

Bylaw No. 9656

Including Amendments to November 26, 2018

This Bylaw has been consolidated under the authority of the City Clerk. It represents proof, in absence of evidence to the contrary of:

a) the original bylaw and of all bylaws amending it; and

b) the fact of passage of the original and all amending bylaws.

AMENDMENTS	DATE PASSED
Bylaw No. 10014	August 24, 1998
Bylaw No. 10080	March 8, 1999
Bylaw No. 10269	January 22, 2001
Bylaw No. 2009-40	June 22, 2009
Bylaw No. 2018-60	November 26, 2018

BYLAW NO. 9656

A BYLAW OF THE CITY OF REGINA
TO DESIGNATE AN AREA OF THE CITY
SURROUNDING VICTORIA PARK AS A
MUNICIPAL HERITAGE CONSERVATION DISTRICT

WHEREAS sections 11 and 12 of The Heritage Property Act authorizes the Council to enact a bylaw to designate as a Municipal Heritage Conservation District an area of the City that contains heritage property; and

WHEREAS the Council has determined that certain land and premises surrounding Victoria Park be designated as The Victoria Park Municipal Heritage Conservation District; and

WHEREAS the Council has, not less than thirty (30) days prior to consideration of this bylaw, caused a Notice of Intention to Designate to be:

a. served on the owners of the lands and premises within the district;
b. served on the Registrar of Heritage property;
c. published in the Leader Post, a newspaper with general circulation in the municipality; and

WHEREAS the Council has, not less than thirty (30) days prior to consideration of this bylaw, caused a Heritage Conservation District Notice to be registered on the Certificate of Title for each real property within the district in the Land Titles Office for the Regina Land Registration District; and

AND WHEREAS this Bylaw was the subject of a hearing conducted by the Saskatchewan Heritage Property Review Board following an objection to inclusion of a certain property within the proposed Heritage Conservation District;

THE COUNCIL OF THE CITY OF REGINA HEREBY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as The Victoria Park Heritage Conservation District Bylaw, 1994.

2. The property bearing the civic addresses:

1) Deleted. (#10014, s. 2, 1998)
2) 1775 to 1778, 1800 to 1881, and 1901 to 1975 Scarth Street excluding the Willoughby & Duncan Building, having a civic address of 1839-51 Scarth Street excluding the Armstrong, Smyth & Dowswell Building, having a civic address of 1834 Scarth Street;
3) 2025 to 2125 and 2340 Victoria Avenue;

4) 1855, 1870 and 1930 Lorne Street;
5) 2170 to 2184, 2220 and 2311 12th Avenue; and
6) 1863 Cornwall Street; and

the boundary of which properties is shown on Schedule A is designated as the Victoria Park Municipal Heritage Conservation District.
(#10080, s. 2, 1999; #10269, s. 2, 2001)

3. The legal description of the properties included within the area designated as the Victoria Park Municipal Heritage Conservation District pursuant to section 2 is as follows:

All the Lots and Blocks in Regina, Saskatchewan described as follows:

Firstly: Block T and V, Plan 80R07450;

Secondly:
a) Lots 8 and 9, and 14 to 20 inclusive, Block 306;
b) Lots 17 to 40 inclusive and the most southerly 1 foot in perpendicular width throughout of Lot 16, all in Block 307;
c) Lots 12 to 25 inclusive, Block 308;
d) Lots 21 to 23 inclusive and the most southerly 20 feet of Lots 24, all in Block 309;
e) Lot 2 and Lots 19 to 32 inclusive, Block 344;
f) Lots 1 to 20 inclusive, Block 345;
g) Lots 1 to 10 inclusive, Block 367;

all shown on Plan Old No. 33;

Thirdly: Lots 1 to 10 inclusive, Block 366, Plan K4469.
(#10014, s. 3, 1998; #10080, s. 3, 1999)

4. The Victoria Park Heritage Conservation District created pursuant to section 2 of this Bylaw is designated for the following reasons:

a) Victoria Park dates back to the founding of Regina, having been set aside as public open space in the original townsite plan;

b) The 1800 Block Scarth Street contains the highest concentration of early commercial architecture in Regina;

c) Many of the buildings in the District date from before World War One;

d) In 1914, Regina's commercial, financial and professional core was located in the District;

e) Many of the buildings in the District were designed by prominent local architects, for example: F. Champman Clemesha, Storey and Van

Egmond, and Francis Portnall.

5. The City Clerk is authorized to serve:

   a) on the owners of all properties within the district a Notice of Designation; and

   b) on the Registrar of Heritage Property, a certified copy of this Bylaw.

6. The document attached hereto as Schedule B, entitled Guidelines for the Victoria Park Heritage Conservation District is incorporated into and forms part of this Bylaw.

7. This Bylaw comes into force and effect on its passage.

READ A FIRST TIME THIS 27TH DAY OF MAY 1996.

READ A SECOND TIME THIS 27TH DAY OF MAY 1996.

READ A THIRD TIME AND PASSED THIS 27TH DAY OF MAY 1996.

(SGD.) D.R. ARCHER
Mayor

(SGD.) R.M. MARKEWICH
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

_____
City Clerk

SCHEDULE A


VICTORIA PARK
HERITAGE CONSERVATION DISTRICT
MAP 1
Cornwall Street
Scarth Street Mall
12th Avenue
Lorne Street
Scarth Street
Victoria Avenue
VICTORIA PARK
PUBLIC LIBRARY
LEGEND
DESIGNATED HERITAGE PROPERTIES – NOT PART OF THE CONSERVATION DISTRICT
POTENTIAL HERITAGE PROPERTIES
BOUNDARY OF HERITAGE CONSERVATION DISTRICT
Community Services Department
Urban Planning Division
MARCH, 1999
Revised: January 2001

SCHEDULE B

GUIDELINES

for the

VICTORIA PARK

HERITAGE CONSERVATION DISTRICT

1994

Guidelines for the Victoria Park Heritage Conservation District

1.0 OBJECTIVES

The objectives of these Guidelines are to:

1. preserve and promote the distinctive heritage and character of the area surrounding Victoria Park and the Scarth Street Mall by facilitating the rehabilitation of the predominantly pre-World War I heritage buildings and encouraging the redevelopment of properties in keeping with the character of the adjacent heritage buildings, and

2. enhance the streetscapes of the Victoria Park area with regard to landscape, lighting and signage to create a pedestrian-oriented environment.

Guidelines are established for the alteration and maintenance of existing properties, including buildings, structures and landscapes. New development shall be compatible with the established heritage character of its immediate surroundings and the Victoria Park area in general.

2.0 DEFINITIONS

The following definitions apply in interpreting these Guidelines:

Act - means The Heritage Property Act as amended

Advisory Committee - means the Regina Planning Commission
(#2018-60, s. 28, 2018)

Alter - as defined by The Act

Council - means the Council of the City of Regina

Development Officer - means the Director of Planning and Building

Heritage Property - means a designated Heritage Property whether Municipal, Provincial or Federal

Maintenance - means actions undertaken to prevent the deterioration of a building or structure including functional adaptations required for modification of building systems, or to improve the quality of the exterior finish of the building or structure, but does not include any design change or replacement

Municipal Heritage Property - means any real property designated by Council, by bylaw, as municipal heritage property under the provisions of Section 11(1)a of the Act and shall also include any heritage property protected by Provincial or Federal legislation

Potential Heritage Property - means a property identified on Schedule "A" to the City's Heritage Holding Bylaw No. 8912.

Review Board - means the Saskatchewan Heritage Property Review Board
(#2009-40, s. 40, 2009)

3.0 ADMINISTRATION

3.1 APPLICATION OF THE GUIDELINES

3.1.1 That portion of the City of Regina shown on Map 1 which forms part of these Guidelines is hereby established, by bylaw, as a Heritage Conservation District to be known as the "Victoria Park Heritage Conservation District".

3.1.2 The Guidelines shall apply to the area established under Section 3.1.1.

3.1.3 No person shall erect, alter or demolish the external portions of any building or structure in the area without a heritage conservation permit approved in accordance with the provisions of these Guidelines.

3.1.4 Notwithstanding Section 3.1.3, a heritage conservation permit shall not be required for maintenance, as defined in these Guidelines, of the exterior of a building or structure.

3.2 APPLICATION FOR A HERITAGE CONSERVATION PERMIT

3.2.1 An application for a heritage conservation permit shall be filed with the Development Officer.

3.2.2 An application for a heritage conservation permit shall be evaluated on the basis of compliance with these Guidelines, with the applicable policies of the City of Regina's Development Plan and the regulations of the Zoning Bylaw.

3.2.3 An application shall be made by the owner or an agent on behalf of the owner of the property for which the development is proposed in the form prescribed in Appendix 'A' of these Guidelines and, if required by the Development Officer, shall be accompanied by supporting material which shall include:

(a) in the case of an existing building or structure, site plans and specifications which describe and illustrate in detail any proposed demolition, removal or other alterations to such building or structure and appurtenances thereto, including additions, deletions, design changes, replacements, and repairs (excluding maintenance as defined in these Guidelines) and any proposed changes to the existing open spaces, landscaping and other site details. The applicant shall provide a streetscape context elevation drawing if required by the Development Officer.

(b) in the case of new construction, site plans and specifications of the proposed building or structure and appurtenance thereto including details relating to the site such as landscaping and open spaces. The applicant shall provide a streetscape context elevation drawing if required by the Development Officer.

3.2.4 Applications for total demolition shall include plans for the redevelopment of the

site affected.

3.2.5 Where the Development Officer finds an application to be in accordance with these Guidelines, the Development Officer may issue a permit at his/her discretion. The Development Officer may refer an application to the Regina Planning Commission and shall give notice to the applicant of the date, place and time of the meeting that the application will be considered by the Regina Planning Commission in order that the applicant may make representation on the application.

(#2018-60, s. 28, 2018)

3.2.6 Upon approval of the application the Development Officer or his/her designate shall issue a heritage conservation permit for the property, under the terms and conditions specified in the approval.

3.2.7 No development under a heritage conservation permit shall commence without a building permit, where required, and a development permit first being obtained.

3.3 PUBLIC NOTIFICATION

3.3.1 The Development Officer may advertise the application in The Leader Post and/or post public notification signage on property affected by the heritage conservation permit application if the project is deemed to have a significant impact on the affected building and/or on the Victoria Park Heritage Conservation District. The sign shall indicate the purpose of the application and shall indicate where additional information may be obtained.

(#2009-40, s. 40, 2009)

4.0 GUIDELINES

The Victoria Park Heritage Conservation District has an impressive collection of older public and commercial buildings. New buildings in the district should be designed in such a manner that they are compatible with these heritage properties, it being understood that the purpose of these guidelines is not to limit the development density which would otherwise be permitted. The following guidelines shall be considered:

4.1 SCALE AND PROPORTION

4.1.1 Where new development is proposed adjacent to a Municipal Heritage Property or potential heritage property the new building should relate to the design elements of the heritage buildings in a way which enhances the existing heritage character.

4.1.2 New buildings which incorporate or are adjacent to a heritage building should respect the form of the heritage building.

4.1.3 Where a "podium plus tower" design is used, the facade of the podium portion of the new development should be set back from that of a heritage building. Where such an overall setback is not possible and both old and new facades are on the same or nearly the same plane, a physical architectural separation, such as a recess, may be needed to distinguish the two facades.

4.1.4 The tower portion of a new development which includes or is adjacent to a heritage building should be set back from the line of the facade of the heritage building to allow the heritage building to appear to be standing independently to the greatest extent possible, and to avoid the heritage building being dominated by the tower when viewed from pedestrian level.

4.1.5 An addition to an original building should incorporate a roof design which is similar or compatible to the roof of the existing building, and should use window and door proportions and spacing which are similar or compatible to those of the existing building.

4.1.6 Careful consideration should be given to the placement of mechanical equipment in order to maintain the visual integrity of the architectural characteristics that are appropriate to the Victoria Park Heritage Conservation District.

4.2 GENERAL GUIDELINES FOR REHABILITATION OF HERITAGE PROPERTIES OR POTENTIAL HERITAGE PROPERTIES

4.2.1 Whenever possible, the use proposed for the buildings should be compatible with the existing building such that only minimal changes are required to the building.

4.2.2 Re-creation of the original character of the buildings should always be a priority. The removal or alteration of any historical materials or features should be avoided whenever possible.

4.2.3 Design alterations which are not based on historical fact or which predate the period in which the building was originally constructed or are a later design character should be discouraged.

4.2.4 Distinctive stylistic features and examples of skilled craftsmanship should be preserved and treated sensitively.

4.2.5 Deteriorated architectural features should be repaired rather than replaced whenever possible. When replacement is necessary, the new material should match the original as to composition, colour, texture and design. The repair or replacement of architectural features should be based on historical or pictorial evidence.

4.2.6 In all cases, surface cleaning should be undertaken with the gentlest means available. Sandblasting, in particular, damages historic buildings and should not be undertaken without thorough testing prior to use on a building.

4.3 GENERAL GUIDELINES FOR RENOVATION OF OTHER PROPERTIES

4.3.1 Renovation of properties which are not heritage or potential heritage properties should be effected so that the renovation design relates to and respects the design elements of neighbouring heritage or potential heritage properties.

4.4 BUILDING MATERIALS

4.4.1 When new development is proposed adjacent to a Municipal Heritage Property or potential heritage property, the new building should incorporate building materials that are compatible with that of the subject heritage property(ies) with regard to type, colour and texture.

4.5 LANDSCAPING AND LIGHTING

4.5.1 Landscaping of the Scarth Street Mall and 1900 Block of Scarth Street shall be as per the revitalization plans previously approved by Council.

4.5.2 Landscaping and the design plan of Victoria Park shall be as per the intent of the Victoria Park Master Plan previously approved by Council.

4.5.3 New street furniture, including light standards, benches, garbage receptacles and transit shelters, shall be designed to complement the heritage character of the Heritage Conservation District.

4.5.4 When required, new street lighting shall be located to enhance the pedestrian environment.

4.6 SIGNS AND AWNINGS

4.6.1 Signs should be designed to complement the building to which they will be attached with regard to the size, typeface, graphics and materials used for the sign.

4.6.2 No sign should be of a size or situated in such a manner as to conceal any significant architectural features of the building.

4.6.3 When redevelopment of a site has occurred, the new signs shall be designed to be generally compatible with regard to size, typeface, graphics and materials used for other signs in the Heritage Conservation District.

4.6.4 Signs shall be limited to the identification of the business carried out on the premises. Off-premise advertising is not appropriate.

4.6.5 Portable signs as defined in Zoning Bylaw No. 9250 are prohibited.

4.6.6 Indirect lighting and neon tube are preferred to back-lit fluorescent sign illumination. When back-lit fluorescent signs are used:

- only the lettering should be lit;
- the background of the sign should be a dark or subdued colour that blends in with the building; and
- light intensity should not conflict with pedestrian-level street lighting.

4.6.7 The size and shape of awnings should be compatible with the sizes and shapes of windows and other architectural features.

4.6.8 The colours of the awnings should be compatible with the colour of the building.

4.6.9 Awnings should be installed within masonry openings so that they do not obscure details in the masonry or distort the architectural features of the building.

5.0 EXISTING MUNICIPAL HERITAGE PROPERTY WITHIN THE VICTORIA PARK HERITAGE CONSERVATION DISTRICT

5.1 With respect to Municipal Heritage Property, the above Guidelines will be used to consider the appropriateness of the alteration or demolition of all or any external portion of such a building or structure and any change to the existing signage and/or landscaping.

APPENDIX 'A'

APPLICATION FOR VICTORIA PARK HERITAGE CONSERVATION DISTRICT PERMIT

FOR OFFICE USE ONLY
APPLICATION NO.
LAND USE

1. APPLICANT: _____

_____

Name _____ _____
Address _____
Telephone: Home Office
Fax:

2. LOCATION OF SUBJECT PROPERTY:

_____

i) Legal Description: _____
Lot(s) _____
Block
Plan No.

ii) Civic Address: _____

3. APPLICANT'S INTEREST IN THE PROPERTY:

☐ Owner
☐ Tenant Provide letter of authorization
☐ Option to Buy] from owner to apply for development.

4. PRESENT ZONING OF PROPERTY:

5. PRESENT USE OF BUILDINGS AND PROPERTY: (be specific)

_____

6. PROPOSED USE OF BUILDINGS AND PROPERTY:
(State exactly what you propose to do.)

_____

7. IF REQUIRED BY THE DEVELOPMENT OFFICER, ATTACH 5 COPIES OF PLANS WHICH CONTAIN THE FOLLOWING INFORMATION AS NECESSARY:

a) Location of the building(s) on site.
b) Dimensions of all buildings, setbacks, and property lines (in metric).
c) Drawn to scale (in metric units).
d) Indicate any streets or lanes bordering on the property.
e) Floor plan and dimensions of each floor, and street facing/flanking elevation plans indicating height.
f) Materials used and architectural details.
g) A landscape plan.
h) Illustration of proposed signs.
i) Provide North arrow.
j) Elevation plans of buildings on adjacent properties showing all significant architectural details.

A streetscape elevation drawing may also be required by the Development Officer.

8. ~~PROVIDE HISTORY OF THE SITE, AND INCLUDE AVAILABLE HISTORIC PHOTOGRAPHIC MATERIAL AND PLANS.~~

Date of Construction:
Date of Photograph(s):
Site History (or attachment):

9. SITE PHOTOGRAPHS:

All applications must include exterior photographs, as detailed below:

- ~~All street facades (straight on views).~~
- ~~All accessible corners (showing two sides in each~~

photograph).

- Details of any areas where repairs or replacements are necessary.
- General view of overall property, showing the structure in relation to the surrounding properties.

10. PROJECT IMPACT:

Please indicate how the project will conform to the Victoria Park Heritage Conservation District Guidelines:

11. SUBMIT THIS FORM TOGETHER WITH ALL ATTACHMENTS TO:

Director of Planning and Building
9th Floor, City Hall
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

Signature of Applicant

Signature of Owner
(If different from Applicant)

Date

WESTERN
LIMITED

SUITE 200
2184 - 12TH AVENUE
REGINA, SASKATCHEWAN
S4P 0M5
TELEPHONE (306) 757-4555
FAX NO. (306) 565-2544

May 26, 2025

Laura Pfeifer
Planning and Development Services
Regina City Hall - 12th Floor
2476 Victoria Ave
Regina, SK S4P 3C8

Dear Laura Pfeifer :

Re: Application for Approval to Demolish Building at 2184 12th Avenue

We are pleased to submit this application to City Council for approval to demolish the building at 2184 12th Avenue ("Building") in order to operate the land as an open space suitable for active programing and other public uses. Through this letter and attachments, we will provide information intended to assist with your evaluation under the following headings:

1. An explanation/rationale for requesting the demolition
2. Supporting documentation related to the request
3. Information regarding plans for the site
4. Other information considered to be important for the evaluation of the Application

1. An explanation/rationale for requesting the demolition

The Building suffered severe damage due to a fire at an adjacent building known as the Gordon Block Building ("Adjacent Building"). The Regina Fire Department, responding on an emergency basis, had to fight the fire using hoses that did not have tight fittings. This meant that water ran continuously into the Building while the fire was being fought from the fire escapes located on the 2nd and 3rd floors. This continued over two calendar days. The Adjacent Building suffered significant damage and eventually its owner, Harvard Diversified Enterprises Inc., obtained a demolition permit. The Burns building on the other side has also been demolished. As a result, the Building is now surrounded by a vacant lot. Demolition of the Building will now be in the best interest of the downtown core area. Since the Building condition is in such disrepair it cannot be remediated except at an exorbitant cost no business could justify. It has been vacant since the date of the fire and has been an ongoing target for break and enter as well as graffiti on the exterior. The break and enter has resulted in further damage to the interior and even to the theft of items such as brass railings. The Building continues to deteriorate and poses an increasing hazard to the downtown core area. Its demolition would result in the ability to operate the lands as an open space suitable for active programing and other public uses that would enhance planning and development of the Entertainment Plaza.

2. Supporting documentation related to the request

Along with the application are the following documents to assist in your evaluation:

(i) PCL Conceptual Estimate for Remediation of the Building
(ii) Silverado Demolition Report for Salvage and Work
(iii) Rittenburg and Associates Email with SaskPower's quote for new service as well as Croft Electric's quote to move the service
(iv) Ken Maskell, Engineer from MP&P regarding electrical service, notes from meeting
(v) Wyatt Engineering post fire report for Remediation and current report for demolition purpose

3. Information regarding plans for the site

As noted above, given the Building's initial damage from the fire in the Adjacent Building and its ongoing deterioration, the costs to redevelop are prohibitive. The PCL Conceptual Estimation for Remediation of the Building, have been estimated at $2,314,099.48 in June 2024 (not including PST/GST, bonding, overtime or after-hours work, design, engineering or consultant fees, Restorex Estimate of $32,661.59 plus tax, all elevator scope and repair, any impacts to City activities to be held on Pat Fiacco Plaza and no contingency for design or construction). There will also be the cost to make the building to code with new electrical panels and handicap accessible entrances and existing washrooms as well as the construction of new washrooms on the main floor with an estimated cost of approximately $1,000,000. We have been advised that these costs have increased even though we do not have a specific updated estimate to provide. We would also ask you to consider that even if that remediation was completed to bring the interior up to acceptable levels of occupancy, based on the current downtown rental situation, it could take many years to find tenants and there would be no guarantee that the Building would be occupied. In contrast, demolition would create a strategic property for the downtown core and prove to be an attractive site for a larger future development that could be a compliment to the City's downtown plan and generate much more tax revenue.

4. Other information considered to be important for the evaluation of the Application

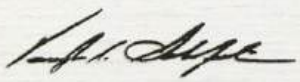
The City Heritage Holding By-law Evaluation Form names the site as the "Credit Foncier Building". That evaluation concluded that it was a Grade 2 relative to historical resources inventory. Silverado Demolition have recommended that stone from the upper level of the Building structure could be removed to permit preservation of the original carved "Credit Foncier FC" name that is now hidden by the current "Canadian Western Place" sign. This will preserve the only tangible historical reference for the Building and will be in recognition of the element which reflects the original function of the building as set out in the section of the Evaluation Form entitled, "Character Defining Elements".

As noted above, it is also important to take into account that the adjacent buildings have been demolished pursuant to a City Council resolution. Refusing a demolition permit for the Building will not be fair and equitable treatment.

Conclusion

Thank you for your consideration of this application. We would be pleased to respond to any questions or provide further information you might require.

Sincerely,



Vaughn Schofield

Adrian Burns


Cornwall St
12 Avenue

HERITAGE
CONSULTANTS

LUXTON

PROJECT: **CREDIT FONCIER BUILDING**

SERVICE: **HERITAGE REVIEW AND ASSESSMENT**

ADDRESS: **2184 12TH AVENUE, REGINA**

DATE: August 2025

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Executive Summary

HISTORIC NAMES
Credit Foncier Building; Western Canadian Place

CIVIC ADDRESS
2184 12th Avenue Regina

LEGAL DESCRIPTION
Lot 50, Block 307, Plan 00RA12095

YEAR BUILT
1911-1912

ARCHITECT
Storey & Van Egmond

BUILDER/CONTRACTOR
Smith Bros. & Wilson

This Heritage Review and Assessment has been prepared to evaluate the Credit Foncier Building, located at 2184 12th Avenue, Regina, Saskatchewan. The report provides an overview of the building's heritage value, current physical condition, and conservation recommendations. The intent of this assessment is to provide a clear, practical framework for the conservation and long-term stewardship of this heritage resource.

Constructed c.1912 and designed by the prominent firm Van Egmond & Story, the Credit Foncier Building is a well-preserved example of early commercial architecture in Regina, notable for its use of Tyndall stone and its contribution to the historic streetscape along 12th Avenue.

Overall, the building is in fair to good condition. The primary structure shows no significant deficiencies, with concrete floor slabs, steel framing, and masonry foundations performing adequately. The most pressing concerns are exterior masonry deterioration, including mortar erosion and cracking of the east and north brick elevations and localized cracking and moisture staining of the Tyndall stone façades, along with moisture-related issues in the basement and a need for improved roof drainage. These deficiencies are manageable through targeted conservation interventions.

The conservation recommendations emphasize preservation and rehabilitation, with priority given to masonry repointing and repair, moisture management, and roof and drainage upgrades. Sensitive adaptation of the existing structure could support its continued performance and contribution to the historic streetscape, indicating that the building envelope and structure remain viable for long-term conservation.

1. Introduction

1.1 HERITAGE REVIEW AND ASSESSMENT PURPOSE

The Credit Foncier Building, located at 2184 12th Avenue within Regina's Victoria Park Heritage Conservation District, is a designated Municipal Heritage Property. Luxton has been engaged by the City of Regina to prepare a Heritage Review and Assessment to evaluate the building's heritage character, physical condition, and conservation recommendations.

The purpose of this assessment is to document the building's heritage values and character-defining elements, determine the current condition of its exterior and interior components, where possible, and recommend appropriate conservation strategies. The report establishes a framework for interventions in alignment with the Standards and Guidelines for the Conservation of Historic Places in Canada, setting out a condition assessment of the site and building, preservation and rehabilitation recommendations for individual elements, intervention priorities with order-of-magnitude cost estimates, and a long-term maintenance regime. The review also outlines recommended next steps to guide conservation, stewardship, and the potential adaptive re-use of the building.

This Heritage Review and Assessment is intended to provide the City of Regina, and project stakeholders, with a clear and practical roadmap for conserving the heritage significance of the Credit Foncier Building.

Credit Foncier Building at 2184 12th Avenue [CORA-E-5.132_1962]

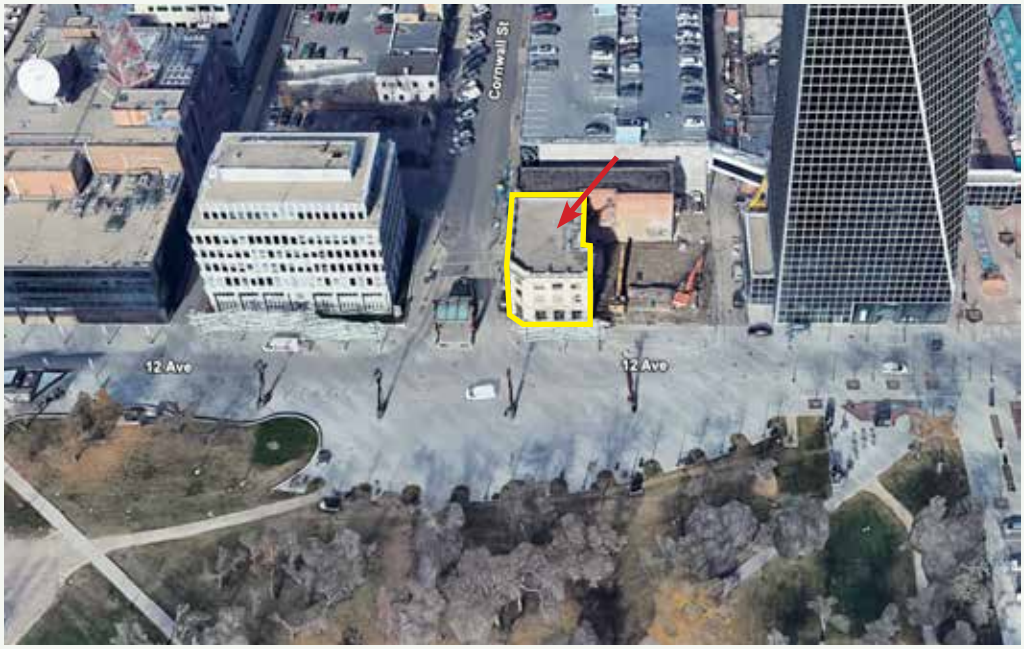
1.2 SITE CONTEXT

The Credit Foncier Building is located at 2184 12th Avenue, occupying a prominent corner at the intersection of 12th Avenue and Cornwall Street. Situated north of Victoria Park in downtown Regina, the building holds a landmark position within the city's central business district, with the park providing an open civic foreground that reinforces its urban presence within the streetscape.

The three-storey masonry building is constructed to the property lines on its south and west façades, consistent with the historic urban form of downtown Regina. It occupies a flat lot, which further emphasizes its rectangular form and solid massing. The principal façades front 12th Avenue and Cornwall Street, where the robust use of Tyndall stone, classical detailing, and a prominent corner entrance reinforce its stature within the streetscape. By contrast, the north and east elevations are executed in plain buff brick with minimal ornamentation, as these sides were historically concealed by adjacent buildings within the dense commercial fabric of the downtown core.

The Credit Foncier Building once formed part of a continuous row of historic commercial buildings that framed the north edge of Victoria Park. Immediately to the east stood the Gordon Block (1913), designed by architect Ernest Brown and originally known as the Aldon Block. With its brick pilasters, rusticated stonework, and elaborately carved entrance pediment, it was a strong example of Regina's pre-war commercial architecture. The Gordon Block was deconstructed in 2023 after a fire, leaving the site vacant and erasing a key element of the historic frontage and the architectural character of the city block.

To the north stood the Burns Hanley Block (1912), built on the former site of St. Mary's Roman Catholic Church, where Louis Riel's body lay in state in 1885. Its dark brick façade, applied metal cornice, and segmented-arch windows gave the building a distinctive presence along Cornwall Street. In 2022, City Council approved its demolition due to structural instability and the prohibitive cost of rehabilitation. As part of the process, the west-facing façade was dismantled and stored for potential reuse in future redevelopment. The loss of the Burns Hanley Block, alongside the Gordon Block, has eroded what was once a continuous historic frontage along Victoria Park, leaving the Credit Foncier Building as one of the few surviving anchors of this important civic setting.



Site Context Overview (Google Earth)

2. Heritage Designation and Context

This section outlines the heritage status of the Credit Foncier Building, its significance, and its relationship to Victoria Park and the surrounding Heritage Conservation District. The Credit Foncier Building is designated as part of the District.

2.1 HISTORIC RESOURCE STATUS

A Heritage Evaluation Form was prepared for the building in 1980, which documented its heritage value and supported its inclusion on the Inventory. This evaluation remains an important early record of the building's architectural and historical significance *(see Appendix A).*

2.2 STATEMENT OF SIGNIFICANCE

The following Statement of Significance (SOS) for the Credit Foncier Building has been prepared by others, as part of its heritage evaluation framework.

Description of Historic Place

The Credit Foncier Building, located across from Victoria Park at 2184 12th Avenue on the corner of Cornwall Street, is a three-storey, steel frame and Tyndall stone-faced office building. The building is distinguished by its corner entrance overlooking Victoria Park.

Heritage Value

Commissioned in 1911 by the Credit Foncier Franco-Canadien Mortgage Company Ltd., the Credit Foncier Building was designed by Regina architects Edgar Storey and William Van Egmond and constructed by Smith Brothers & Wilson. The aesthetic value of the building resides in its design which exhibits elements of the Chicago School style of architecture. The skeletal, steel-frame construction of this building is characteristic of the style, as the construction technique had enabled the opening of thick masonry walls. The steel-frame construction of this building enabled large plate-glass window areas and limited amount of exterior ornamentation. The steel-frame construction is faced with masonry (i.e. Tyndall stone) and detailing is clearly subordinate to the structural and window pattern. The skeletal construction is expressed through the flat roof and regular window arrangement. The rectangular windows and the area of glass exceed the solid wall material. There is a vertical emphasis and an underlying classical composition with a ground floor as base, top floors as capital and middle storeys as the shaft of a grand column. The substantial cornice is boldly projecting.

The historical value of the property resides in its connection to Regina's pre-war building boom and the evolution of Regina's financial institutions. Credit Foncier Franco-Canadien was established in Montreal in 1880 as a mortgage and loan company. It was one of the first

companies of its kind. The company conducted business in this building between 1912 and 1988. After 1995 the building was acquired by the Canadian Western Bank and became Canadian Western Place. The original "Credit Foncier FC" name, which was carved into the Tyndall stone, is hidden behind the current "Canadian Western Place" sign.

Character-Defining Elements

Those elements related to the design of this office building, such as:

- three-storey office building with a rectangular, block-like massing that contributes to a relatively small-scale streetscape on a prominent block on the north side of Victoria Park in the Victoria Park Heritage Conservation District;
- office building form defined by the regular arrangement of large windows and the absence of store fronts;
- angled corner entrance, which extends to the substantial cornice and date stone;
- raised Tyndall stone band, now covered with anodized panels, which defines the ground floor;
- steel frame and extensive use of Tyndall stone facing;
- subdued pilasters, surmounted with medallions, which extend above the ground floor to the frieze;
- spandrel panels between the upper windows.

Elements which reflect the original function of the building, including:

- original carved 'Credit Foncier FC' name, which is hidden behind the current 'Canadian Western Place' sign.

2.3 THE VICTORIA PARK MUNICIPAL HERITAGE CONSERVATION DISTRICT (BYLAW NO. 9656)

The Credit Foncier Building is located within the Victoria Park Municipal Heritage Conservation District, established by Bylaw No. 9656 on May 27, 1996. The District encompasses the blocks that frame Victoria Park, an area long recognized as the civic heart of Regina. Its designation under The Heritage Property Act reflects the concentration of pre–First World War commercial buildings that define the character of the area, as well as the park's role as a historic public open space dating to the founding of the city.

The District highlights several key heritage values: Victoria Park's continuous role as Regina's central gathering space since the townsite plan of 1882; the presence of the city's highest concentration of early commercial architecture, much of it dating before 1914; the area's historic function as Regina's financial, commercial, and professional core; and the work of prominent local architects such as F. Chapman Clemesha, Storey and Van Egmond, and Francis Portnall.

As part of the District, the Credit Foncier Building contributes to this collective heritage character through its corner siting, use of Tyndall stone façades, and classical detailing. Any alteration, demolition, or new development within the District is subject to the requirements of the bylaw, including the need for a heritage conservation permit, and new construction is expected to respect the heritage values of the area.

See *Appendix B: The Victoria Park Heritage Conservation District Bylaw No. 9656 (including the Guidelines for the Victoria Park Heritage Conservation District).*

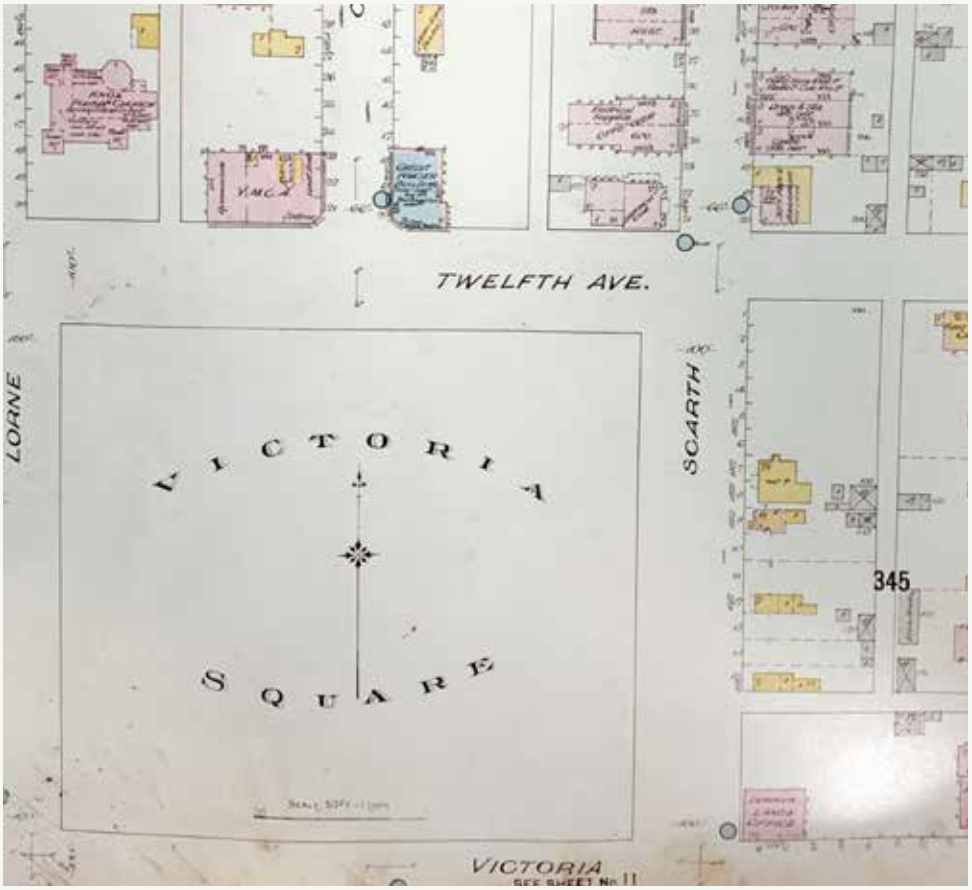
Victoria Park Heritage Conservation District Map, City of Regina Bylaw 9656

2.4 VICTORIA PARK HISTORICAL CONTEXT (OVERVIEW)

Victoria Park has been a central open space in Regina since the city's founding. Originally known as Victoria Square, it was identified as a public reserve in the original townsite plan of 1882. The park quickly became a focal point for civic life, serving as the setting for fairs, livestock shows, sporting events, and military parades. On September 4, 1905, the Province of Saskatchewan was officially proclaimed here, further cementing its symbolic role in the city's identity.

In 1907, the City of Regina commissioned Frederick G. Todd, Canada's first professional landscape architect, to prepare a formal plan for the park. Todd's design introduced a radial layout of tree-lined walks centered on a circular common, softened with curving paths, a pond, and a bandstand oriented to Cornwall Street. A fountain dedicated to Nicholas Flood Davin was installed in 1908, later replaced in 1926 by the present granite cenotaph, designed by Ross & MacDonald in collaboration with Francis Portnall, as a memorial to the First World War.

While the landscape has changed over time, Victoria Park has consistently served as Regina's civic heart. The perimeter hedge was removed in the late 1970s to improve visibility, and in the 1990s a major upgrading program re-landscaped the park's edges, added a promenade around the cenotaph, and enhanced the park's entries. This work was recognized with a 1990 Municipal Heritage Award. Today, Victoria Park remains both a historic landscape and a central gathering space, integral to the character of the Victoria Park Municipal Heritage Conservation District designated in 1996.



Insurance Plan of Regina. 1911. Chas. E. Goad

Next Page: Except from Design for Victoria Park, 1907


CITY OF REGINA.
SASKATCHEWAN.
DESIGN FOR VICTORIA PARK
SCALE OF FEET
FREDERICK G. TODD LANDSCAPE ARCHITECT
MONTREAL, P.Q.
1907
TWELFTH AVENUE
CORNWALL ST
LORNE STREET
SCARTH STREET
COURT

3. Conservation Guidelines

The conservation recommendations for the Credit Foncier Building are guided by Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. This framework establishes nationally recognized principles and practices for the conservation of historic places and provides definitions for three primary conservation treatments:

- **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.
- **Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.
- **Restoration:** the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

All interventions to the Credit Foncier Building should be based upon the Standards outlined in the Standards and Guidelines.

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.

Standards and Guidelines: Conservation Decision Making Process

UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**
  An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**
  On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE AND SUSTAINABLE USE**
  Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**
  Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**
  While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**
  The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

INTERVENING

- **UNDERTAKE THE PROJECT WORK**
  Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**
  The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4. Condition Assessment

This section summarizes the findings of a structural condition assessment prepared by JCK Engineering (August 28, 2025). The full report is included in *APPENDIX C: Structural Condition Assessment – Credit Foncier Building*.

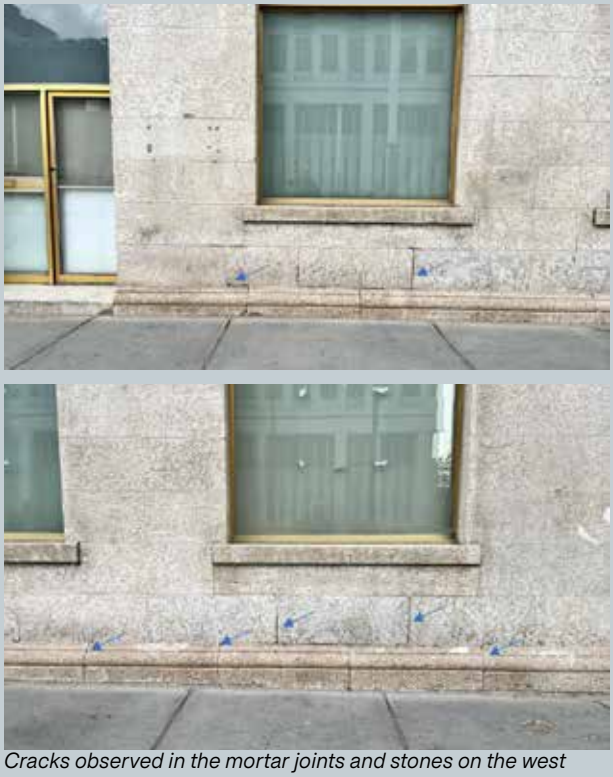
The assessment was visual in nature, with no destructive testing or removal of finishes to view hidden structural components. As such, some details of the construction could not be verified, and the assessment does not warrant conformance with current National Building Code of Canada loading requirements.

4.1 STRUCTURAL DESCRIPTION

The building was constructed c.1912 and designed by Van Egmond & Story. The primary structure consists of concrete floor slabs at the main, second, and third levels, supported by steel beams and columns encased in concrete, a construction method typical of the period. The west and south elevations, clad in Tyndall stone, are understood to conceal structural steel columns, while the east and north elevations are multi-wythe load-bearing brick masonry. Foundations comprise brick masonry walls on presumed concrete strip footings, with a concrete basement slab-on-grade.

4.2 OBSERVED CONDITIONS

- West and South (Tyndall stone): Localized cracking was observed in both stone and mortar joints, along with moisture staining at lower courses, consistent with capillary wicking.
- Southwest entrance: Cracks were present in surrounding mortar joints.
- East and North (brick masonry): Severe mortar joint erosion and widespread cracking were noted, including deterioration at the parapets.
- Basement stairwell (east side): Retaining wall failure had caused inward bowing and displacement of the adjacent walkway; this condition was identified as a safety hazard and has since been infilled.
- Basement: The floor slab exhibited heaving, scaling, and efflorescence. Moisture infiltration was evident at brick foundation walls, with areas of surface spalling and material loss.
- Upper floors: The main, second, and third floor slabs showed no signs of structural distress, though minor unevenness may reflect long-term settlement.
- Roof: A hole was observed adjacent to a roof drain, indicating past water ingress.



Cracks observed in the mortar joints and stones on the west elevation.

Cracks observed in the mortar joints and stones on the west elevation.

Eroded mortar joints, deteriorated brick masonry, and cracks from differential movement

Eroded mortar joints on the east elevation

Uneven sidewalk above the retaining wall that had failed

Cracks observed throughout the wall and eroded mortar joints at the parapet

Heaved floor slab in the basement with cracks and efflorescence.

Views of the foundation wall where moisture had caused the surface to fail

View of the foundation wall where moisture had caused the surface to fail

View of the Third Floor, also showing the location of the water leak

Within the wood roof structure, a metal pipe was observed where the leaks appeared to have originated.

4.3 DISCUSSION

In general, the building structure was assessed to be in fair to good condition. The most significant concerns relate to the deterioration of the east and north brick masonry walls, where repointing and repair will be required to stabilize the façades, as well as localized cracking and moisture staining of the Tyndall stone on the west and south elevations. The basement conditions, including foundation wall deterioration from moisture wicking and heaving of the concrete slab, reflect long-term moisture infiltration. While excavation and installation of full perimeter waterproofing would be the only way to eliminate this source of water ingress, such intervention was noted to be highly challenging and uneconomical given the proximity of the building to the street and sidewalk. A more practical approach is to monitor conditions and undertake localized masonry repairs as needed. The former basement stairwell retaining wall was observed to be a safety hazard at the time of inspection, but has since been infilled.

4.4 CONCLUSION

Based on current observations, the Credit Foncier Building does not exhibit significant structural deficiencies. The primary interventions required at this time are the repointing and repair of the exterior masonry to address deterioration and stabilize the façades. With these measures, along with ongoing monitoring and minor maintenance, the structure can continue to perform adequately from a structural point of view.

5. Conservation Interventions and Recommendations

A site visit was conducted on August 11, 2025, with JCK Engineering in attendance. Access to the building interior was not possible due to an asbestos-related hazardous materials declaration, and no material testing or physical sampling was undertaken as part of this assessment.

This section outlines the full range of conservation treatments available and provides recommended strategies for the Credit Foncier Building, informed by site observations, historical research, and the building's broader architectural and cultural context. Recommendations are organized by building element, with treatment options identified under Preservation, Rehabilitation, and Restoration, as appropriate.

The intent of these recommendations is to provide clear, prioritized guidance that supports the feasible retention and long-term conservation of the Credit Foncier Building.

5.1 ROOF

The Credit Foncier Building features a flat roof, characteristic of Chicago School design architecture. The skeletal steel-frame construction is articulated externally through the flat roof form and the regularity of the façades. According to the 1980 Heritage Evaluation Form, the functional roof assembly was constructed as a tar and gravel system, typical of the period of construction.

The roof was not accessed as part of the heritage review, as access was not possible during the site visit. Observations are therefore limited to archival sources, visible exterior conditions, and findings from the structural assessment, which noted localized deterioration including a hole adjacent to a roof drain and evidence of recent water ingress. These conditions highlight the need for ongoing maintenance of the roof membrane and drainage system to prevent further moisture infiltration into the structure.

Table 5.1 outlines all conservation treatments available for the roof of the Credit Foncier Building.

Aerial view of the Credit Foncier Building roof, showing the flat roof form and surrounding context (Google Earth)

Detail of the Credit Foncier Building roofline, showing the flat roof assembly, projecting cornice, and parapet, as viewed from Cornwall Street

Table 5.1: Conservation Treatments for Roof

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing flat roof form as an essential aspect of the building's Chicago School design.	• Retain the overall flat roof profile. • Carry out regular inspection, maintenance, and repair of the roofing assembly to ensure continued performance.	Standards 1, 3, 6. Roof (4.3.3), Guidelines 1–13.
Rehabilitation	• Upgrade or replace functional components of the roof to ensure continued performance while maintaining heritage character. • Upgrade or adapt the roof assembly for continued or new compatible use.	• Replace the existing roofing assembly with a compatible contemporary system where deterioration requires renewal. • Integrate improved drainage, insulation, or membrane systems as needed, ensuring the flat roof form is maintained and visual impacts are minimized. • If required to accommodate a compatible new addition, the roof assembly may be removed and reconstructed, provided interventions remain visually and materially compatible.	Standards 8, 9, 10, 11. Roof (4.3.3), Guidelines 1–13, 14–29.
Restoration	• Reinstate missing roof features where sufficient physical or archival evidence exists.	• Reinstate original flashing, coping, or drainage details where documented, ensuring restored elements are based on verifiable evidence.	Standard 14. Roof (4.3.3), Guidelines 1–13, 31–35.

While all three conservation treatments are viable, the following combined approach, based on the findings of the condition review and assessment, best balances heritage conservation objectives with long-term functionality:

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the roof is to retain and maintain the existing flat roof form while ensuring its long-term performance through compatible upgrades. Preservation efforts should focus on protecting the overall profile and continuing regular maintenance. Rehabilitation may involve replacement of the roofing assembly with a compatible contemporary system where deterioration requires renewal, as well as the integration of improved drainage or insulation to enhance performance. Rehabilitation may also entail removal and reconstruction for the integration of new construction or additions within the site, if desired. Any interventions should be discreet and avoid altering the flat roof form as experienced from the exterior.

These interventions demonstrate that the existing roof assembly can be maintained, adapted, and renewed as

required, supporting the ongoing use and retention of the building.

Preservation & Rehabilitation

- Retain the flat roof profile as a character-defining feature of the building.
- Undertake cyclical inspection and maintenance of the roofing membrane, drainage systems, and associated flashings
- Repair localized failures in the roofing membrane using compatible materials and detailing.
- Where deterioration is extensive, replace the roof assembly with a compatible contemporary system that maintains the flat profile and minimizes visual impact from the street.
- Integrate improved drainage systems (scuppers, internal drains) where required to address water management, ensuring interventions are discreet.
- Upgrade insulation or vapour barrier layers only if they can be accommodated without raising the roofline or altering exterior expression.
- Protect and monitor junctions between the roof assembly and adjacent character-defining elements (cornice, parapet, masonry walls) to prevent water infiltration.

Rehabilitation for Integration with New Construction or Additions

- If required to accommodate compatible new construction within the site, the roof assembly may be removed and reconstructed, provided interventions respect the flat roof form and do not compromise adjacent character-defining elements.
- New rooftop elements (penthouses, mechanical equipment) should be minimized, set back from the principal façades, and designed to reduce visual impact from public views.
- Any integration of modern systems should be reversible and designed to avoid alteration of the roof's profile or the adjacent cornice/parapet.
- Ensure new assemblies tie in with historic materials in a manner that prevents water infiltration and differential movement at roof-to-wall junctions.

5.1.1 Roof Cornice

The roofline is visually defined by a projecting Tyndall stone cornice, which provides a strong horizontal termination to the building's vertical composition. The cornice extends the full length of the main façades facing 12th Avenue and Cornwall Street.

As viewed from street level, the roof cornice appears to be in fair condition, with evidence of organic growth, staining, and localized cracking of the Tyndall stone and mortar joints, as noted in the structural condition assessment. A structural review and exploratory investigation of attachment conditions will be required to confirm its soundness and to determine whether additional reinforcement is necessary.

The following table outlines all conservation treatments available for the roof cornice of the Credit Foncier Building.

Credit Foncier Building, detail of the projecting Tyndall stone roof cornice and partial parapet, as viewed from the corner of Cornwall Street and 12th Avenue

Table 5.1.1: Conservation Treatments for Roof Cornice

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing Tyndall stone cornice.	• Retain and protect all original stonework in place. • Undertake localized conservation (cleaning, repointing, and minor repairs) to address deterioration and staining.	Standards 1, 3, 6, 7. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair and adapt the cornice to ensure long-term stability and water management while maintaining heritage character.	• Undertake selective stone repair or limited in-kind replacement where units are cracked, spalled, or missing. • Introduce discreet flashing, anchors, or capping elements to improve drainage and weather protection, ensuring minimal visual impact on the cornice profile.	Standards 10, 11. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate missing roof cornice features where sufficient archival or physical evidence exists.	• The roof cornice is largely intact and does not currently require restoration; reinstatement should only be pursued if future loss occurs and sufficient documentation exists.	Standard 13, 14. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.

As the extant roof cornice is largely intact, restoration treatment is not warranted. A combined approach of preservation and rehabilitation best balances heritage conservation objectives with long-term functionality.

Credit Foncier Building, detail of the projecting Tyndall stone roof cornice and partial parapet, as viewed from Cornwall Street

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the roof cornice is to retain and repair it in place, with a structural review undertaken through exploratory investigation to determine whether reinforcement is required. Preservation should focus on cleaning, maintaining, and protecting the existing stone. Rehabilitation could include targeted repairs or selective replacement of deteriorated units with

compatible stone, as well as reinforcement of concealed structural supports to ensure long-term stability. All interventions should be discreet, prioritize retention of original fabric, and maintain the visual prominence of the cornice as a defining termination of the façade.

Preservation & Rehabilitation

- Retain the existing Tyndall stone cornice as a character-defining feature and avoid unnecessary removal.
- Carefully clean the surface using non-abrasive methods to remove biological growth and surface staining without damaging the stone.
- Repair localized areas of cracking, spalling, or mortar loss using compatible stone patching and mortars.
- Where units are severely deteriorated or structurally unsound, replace selectively with new stone matching the original in type, colour, texture, and finish.
- Review anchorage conditions through exploratory openings; reinforce or replace embedded metal anchors and supports where corrosion or failure is evident.
- New structural reinforcement (steel anchors, hidden structural angles) should be concealed and detailed to avoid altering the cornice's exterior appearance.
- Ensure proper detailing of flashings and sealants at the roof-to-cornice junction to prevent water infiltration.
- Monitor junctions between the cornice, parapet, and adjacent masonry walls to manage differential movement and water ingress.

5.1.2 Parapet

Situated above the roof cornice is a roof parapet which extends along the cornice perimeter facing 12th Avenue and Cornwall Street. Archival evidence (Construction Magazine, January 1915) indicates that the cornice was originally surmounted by a full parapet balustrade. While the parapet's newel posts remain in place, the balusters have been removed. This alteration has simplified the parapet outline and diminished the ornamental emphasis at the roofline and its parapet, leaving the termination visually incomplete.

As observed from street level, the surviving parapet elements exhibit staining, graffiti, and surface erosion, indicative of long-term exposure and limited maintenance. The structural condition assessment also identified cracking in the parapet masonry, particularly on the east and north elevations. Additional investigation will be required to confirm the condition of the underlying fabric and to establish the appropriate scope of stabilization and potential restoration treatments.

Table 5.1.2 outlines all conservation treatments available for the parapet of the Credit Foncier Building.

1962 Archival image of Credit Foncier Building, showing historical parapet construction with original balustrades

Table 5.1.2: Conservation Treatments for Parapet

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the surviving parapet.	• Retain and protect all original stonework in place. • Undertake localized conservation (cleaning, repointing, and minor repairs) to address staining, graffiti, and surface erosion. • Monitor and repair cracks in parapet masonry (noted on east and north elevations) using compatible lime-based mortars.	Standards 1, 3, 4, 6, 7, 8, 9. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Stabilize and repair surviving parapet elements to ensure long-term durability and water management, while retaining heritage character. Adapt anchorage and supports as required for safety.	• Investigate condition of anchorage and embedded supports; reinforce or replace as needed. • Replace severely deteriorated stone or brick units with compatible new material. • Integrate discreet reinforcement and concealed flashings/cap flashings to improve stability and water control, ensuring minimal impact on the cornice/ parapet profile.	Standards 10, 11. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate the parapet's original balustrade profile, based on archival and physical evidence, to recover the historic roofline composition.	• Repair surviving parapet and newel posts with compatible materials. • Reconstruct missing balusters and profiles using Tyndall stone (or compatible substitute) to match original scale, finish, and detailing. • Use concealed reinforcement to ensure stability of restored features.	Standard 13, 14. Roof (4.3.3), Guidelines 1–13. Masonry (4.5.1), Guidelines 1–18.

As the parapet retains notable original elements, such as the newel posts, but has also lost significant portions of its historic composition, a combined approach of preservation and restoration is recommended. Rehabilitation could address stability and water management without reinstating the missing balustrade, but restoration offers the opportunity to recover the parapet's original profile where sufficient archival and physical evidence exists. The final scope of work should be guided by further investigation to confirm the condition of surviving fabric and the feasibility of accurate reconstruction.

Recommended Conservation Strategy: Preservation and Restoration

The preferred approach for the parapet is to retain and stabilize existing elements while reinstating the

missing balustrade to re-establish the historic roofline composition. Preservation should focus on protecting and cleaning the remaining parapet components, repairing eroded stone, and addressing water ingress at roof junctions. Restoration should be informed by surviving newel posts, archival documentation, and comparable precedents, with new work carefully detailed to match the original scale, material, and finish.

Preservation and restoration

- Retain the parapet and surviving newel posts in situ.
- Clean staining, graffiti, and biological growth using non-abrasive, conservation-appropriate methods.
- Repoint open or failed joints with lime-based mortars; consolidate eroded stonework where required.
- Undertake exploratory investigation to assess anchorage conditions; reinforce or replace embedded metal supports where corrosion is evident or as needed.
- Reinstate missing balusters based on archival documentation and surviving evidence, using Tyndall stone (or compatible substitute) to match the original colour, texture, and profile.
- Incorporate discreet reinforcement to ensure stability and longevity of reconstructed features.
- Ensure junctions between parapet, roof, and cornice are watertight to prevent water infiltration.
- Monitor parapet performance through cyclical maintenance, adjusting repair strategies as needed.

APPLICABLE CHARACTER-DEFINING ELEMENTS (ROOF)

The following character-defining elements, identified in the Statement of Significance, are directly related to the roof and its expression:

- three-storey office building with a rectangular, block-like massing that contributes to a relatively small-scale streetscape on a prominent block on the north side of Victoria Park in the Victoria Park Heritage Conservation District.
- angled corner entrance, which extends to the substantial cornice and date stone.
- steel frame and extensive use of Tyndall stone facing.
- original carved ‘Credit Foncier FC’ name, which is hidden behind the current ‘Canadian Western Place’ sign.

5.2 EXTERIOR MASONRY WALLS

5.2.1 Tyndall Stone

The principal façades of the Credit Foncier Building are clad in Tyndall stone, articulated with pilasters, spandrel panels, and projecting cornice features that reinforce the building’s classical tripartite organization. Quarried in Manitoba, Tyndall stone was widely used in Regina during the pre-war period, valued for its durability, distinctive fossil inclusions, and association with civic permanence and prestige. Its cream-coloured surface and expressive patterning lend the façades a high degree of visual richness despite their restrained ornamentation, and continue to convey the building’s architectural significance within the Victoria Park streetscape.

As observed from street level, the stone envelope is in generally good condition, with the primary façades retaining their integrity and original character. The structural condition assessment identified localized hairline cracking in both stone and mortar joints on the west and south elevations, along with staining and moisture wicking at lower courses. Additional deterioration was noted in the form of surface spalling, mortar erosion, and weathering at moisture-exposed areas and around service penetrations. These conditions are localized to discrete areas and are consistent with long-term exposure of Tyndall stone in an urban setting. No significant structural failures were identified, and the masonry envelope remains stable overall.

Given the prominence of the Tyndall stone and its largely intact condition, its conservation is fundamental to preserving the building’s architectural value.

South street façade facing 12th Avenue with contemporary art installation visible in the foreground

West street façade along Cornwall Street showcasing Tyndall stone construction

Table 5.2.1: Conservation Treatments for Tyndall Stone

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing Tyndall stone façades as integral character-defining features. Ensure their long-term stability and continued ability to convey historic value.	• Retain historic Tyndall stone masonry, including façades and quoining details, in situ. • Undertake localized cleaning, repointing with compatible mortar, and repair where necessary. • Address hairline cracking, surface spalling, mortar erosion, and moisture staining/wicking through targeted repairs. • Protect original finishes and detailing, including pilasters, spandrel panels, cornice, and quoins.	Standards 1, 2, 7, 9. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair and adapt the Tyndall stone envelope to ensure continued performance while accommodating long-term use. Strengthen water-shedding, anchorage, and stability measures where necessary, while respecting heritage character.	• Where deterioration or past repairs require intervention, selectively replace damaged or structurally unsound Tyndall stone in kind, carefully matching colour, finish, and tooling. • Introduce discreet reinforcement or water-shedding improvements as needed. • Ensure all interventions remain visually and materially compatible with the original envelope.	Standards 10, 11. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate missing or altered Tyndall stone features based on sufficient physical or archival evidence, in order to recover lost aspects of the building's historic appearance.	• Restore or replicate original masonry detailing where verifiable physical or archival evidence exists. • Remove visually or physically incompatible repairs and replace with historically appropriate treatments. • Avoid conjecture or over-restoration that could create a false sense of history.	Standard 13, 14. Masonry (4.5.1), Guidelines 1–18.

Interventions should prioritize in-situ retention, cleaning, and repointing, with selective repair or replacement of units only where structurally unsound. Even under redevelopment scenarios, the principal façades would require retention in situ to maintain the building's heritage presence within the streetscape.

Table 5.2.1 outlines all conservation treatments available for the exterior masonry walls constructed of Tyndall stone in the Credit Foncier Building.

As the Tyndall stone façades remain largely intact and continue to convey their expressive qualities, a preservation-first approach is recommended. Localized rehabilitation may be considered only where deterioration, such as cracking, spalling, or mortar loss, is more advanced, and restoration may be appropriate if sufficient evidence exists to reinstate altered details.

Recommended Conservation Strategy: Preservation

The preferred approach for the Tyndall stone façades is to retain the historic masonry in situ and undertake localized repair to ensure long-term stability and performance. Preservation should focus on protecting original finishes and detailing, including pilasters, spandrel panels, cornices, and quoining, while addressing the issues identified in the structural condition assessment (hairline cracking, moisture staining at lower courses, and mortar erosion). Interventions should minimize disturbance and conserve as much original fabric as possible.

Preservation

- Retain the existing Tyndall stone façades and quoining details as essential character-defining features.
- Undertake localized cleaning using the gentlest effective methods to remove staining, graffiti, and biological growth without damaging the stone surface.
- Repoint open or deteriorated joints with compatible mortar matched in composition, colour, texture, and tooling to the historic mortar.
- Repair localized cracking and surface spalling with compatible patching materials; replace only where deterioration is severe and repair is not feasible.
- Where replacement is required, use new Tyndall stone sourced or tooled to match the original in type, colour, finish, and tooling.
- Protect original architectural detailing, including pilasters, spandrel panels, cornices, and quoins, from alteration or removal.
- Monitor masonry conditions, with particular attention to moisture staining and mortar erosion at base courses, as part of cyclical maintenance, addressing localized deterioration before it accelerates.

Corner condition showing Tyndall stone base courses and quoining detail, with adjacent brick masonry at return wall

5.2.2 Brick

The rear and secondary elevations are constructed of common-bond, buff-coloured brick. Originally concealed by adjacent buildings, these walls show greater alteration and weathering than the principal Tyndall stone façades. The north elevation, once a party wall, is a largely unarticulated brick wall with several window openings infilled over time, while the east elevation incorporates a metal fire escape and wall-mounted mechanical units.

As viewed from the exterior, the brick elevations exhibit severe mortar joint erosion, widespread cracking, and surface staining, most pronounced at grade and around service penetrations where moisture exposure is elevated. Cracking at parapets and through-wall locations was also noted in the structural condition assessment. Additional weathering and moisture-related damage are evident along wall bases and corners, where runoff and ground contact have concentrated deterioration. These conditions have been exacerbated by increased exposure following the demolition of adjacent buildings and further intensified by the 2023 Gordon Block fire. While deterioration is more advanced on these elevations than on the Tyndall stone façades, it remains manageable through targeted conservation interventions.

Despite these cumulative impacts, the brickwork remains stable and continues to perform its structural and functional role within the masonry envelope. Stabilization through repointing and repair will be required to ensure long-term performance. As secondary masonry, the brick elevations may be preserved in situ alongside the existing structure, or rehabilitated to accommodate redevelopment scenarios that involve new construction behind the retained Tyndall stone façades.

Table 5.2.2 outlines all conservation treatments available for the exterior masonry walls constructed of brick in the Credit Foncier Building.

As the secondary brick elevations remain stable but exhibit severe mortar erosion, cracking (including parapets), and cumulative weathering noted in the structural assessment, a combined approach of preservation and rehabilitation is recommended.

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the secondary brick elevations is to retain and maintain the existing masonry where feasible, while ensuring long-term performance through compatible repair and selective adaptation. Preservation efforts should focus on stabilizing the existing walls, maintaining original fabric, and addressing localized deterioration. Rehabilitation may involve replacement of damaged units in kind, repointing, parapet rebuilding where required, or the discreet integration of reinforcement, through-wall flashings, and weep systems to improve moisture management. In redevelopment scenarios, rehabilitation may also include adaptation or reconstruction of the rear brick walls to integrate with new construction behind the retained Tyndall stone façades. All interventions should remain visually and materially compatible, avoiding treatments that diminish the character of the historic envelope.

Preservation & Rehabilitation

- Retain the existing brickwork in situ wherever feasible as part of the historic masonry envelope.
- Undertake cyclical inspection and maintenance of masonry walls, with repointing carried out using mortar compatible with the original in colour, texture, and tooling.
- Repair localized cracking, severe mortar erosion, and staining using conservation-appropriate techniques, prioritizing retention of original fabric.
- Where brick units are severely deteriorated, replace selectively in kind, matching size, colour, and finish.
- Preserve evidence of historic alterations, such as window infill or patch repairs, where they contribute to the building's documentary and material history.

Table 5.2.2: Conservation Treatments for Brick

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing buff brick rear and secondary elevations as part of the overall masonry envelope.	• Retain historic brickwork in situ wherever feasible. • Undertake localized cleaning, repointing with compatible mortar, and consolidation where required. • Address severe mortar erosion, localized cracking (including parapets), and moisture wicking at wall bases through targeted repair. • Preserve evidence of historic alterations, such as window infill, where they contribute to the building's evolution.	Standards 1, 2, 7, 8, 9. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Upgrade or adapt the brick assemblies to ensure long-term performance while allowing for compatible new use.	• Where deterioration or past repairs require intervention, selectively replace damaged or structurally unsound brick units in kind, carefully matching size, colour, finish, and tooling. • Rebuild cracked parapet sections as required, integrating new cap flashings, through-wall flashings, and weep systems for moisture control. • Where redevelopment involves retained stone façades, reconstruct or adapt the rear brick walls as necessary for integration with new construction. • Introduce discreet reinforcement or moisture-management improvements while maintaining heritage character.	Standards 10, 11. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate missing or altered masonry features where sufficient evidence exists.	• Restore original brick detailing, coursing, or proportions where archival or physical documentation supports accurate reconstruction. • Remove visually or physically incompatible past repairs and replace with historically appropriate treatments. • Reinstate the original rhythm of openings only where documentary evidence clearly supports accurate reconstruction.	Standard 13, 14. Masonry (4.5.1), Guidelines 1–18.

North brick façade with infilled window openings

East brick façade with altered openings and fire escape

Rehabilitation for Integration with New Construction or Additions

- If required to accommodate compatible new construction, adapt or reconstruct the rear brick walls to ensure structural stability and proper integration with retained Tyndall stone façades.
- Ensure new construction respects the hierarchy between the primary stone façades and secondary brick elevations by retaining and expressing the quoining detail at building corners.
- Incorporate discreet reinforcement and improved moisture-management measures designed to be physically and visually compatible.

5.2.3 Middle Cornice

An intermediate belt cornice, identified in the SOS as a "raised Tyndall stone band" is present between the main floor and second storey, providing a strong horizontal division in the façade composition, and defining the ground floor. Constructed of projecting Tyndall stone, the belt cornice reinforces the building's overall proportion and rhythm while contributing to its masonry expression. Archival photographs from 1988 and earlier confirm the feature as an original design element, projecting continuously along the principal façades. This detailing emphasized the ornamental hierarchy of the street elevations, clearly distinguishing the finely articulated base from the upper storeys.

In its current condition, the Middle Cornice is partially concealed by later cladding, which diminishes the visibility of its original profile. Exposed portions display staining, soiling, and localized deterioration typical of Tyndall stone exposed to weathering in an urban setting. Biological growth, mortar erosion, and minor cracking were also noted, consistent with findings of the structural condition assessment.

Table 5.2.3 outlines all conservation treatments available for the middle cornice of the Credit Foncier Building.

As the surviving intermediate belt cornice remains largely intact and in repairable condition, a combined approach of preservation and restoration is recommended.

Recommended Conservation Strategy: Preservation & Restoration

The preferred approach for the Middle Cornice is to retain and conserve the original Tyndall stone in situ while addressing localized deterioration such as cracking, mortar erosion, and biological growth and restoring its visual continuity where it has been obscured or altered. Preservation should focus on retaining the original Tyndall stone in situ, addressing deterioration, and protecting the feature as an integral component of the façade composition. Restoration may involve the careful removal of non-original cladding, repair or selective replacement-in-kind of damaged stone units, and reinstatement of original detailing where sufficient archival or physical evidence exists.

Preservation & Restoration

- Retain the existing Middle Cornice (Belt) in situ as an integral component of the masonry envelope.
- Carefully remove non-original cladding that obscures the cornice, reinstating its full profile.
- Clean staining, soiling, and biological growth using the gentlest effective, non-abrasive methods.
- Repoint open or deteriorated mortar joints with mortar compatible in composition, colour, and tooling.
- Repair localized areas of cracking, spalling, or erosion using compatible patching materials.
- Where individual stone units are severely deteriorated, replace selectively with new Tyndall stone that matches the original in type, colour, finish, and tooling.
- Reinstate missing or obscured detailing only where supported by archival photographs and surviving fabric, to accurately recover the cornice's original horizontal emphasis.
- Incorporate cyclical inspection and maintenance into ongoing building care to ensure continued stability and performance.

Table 5.2.3: Conservation Treatments for Middle Cornice

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing Tyndall stone Middle Cornice (Belt) as an integral component of the façade composition.	• Retain cornice in situ. • Undertake localized cleaning, repointing with compatible mortar, and repair where required. • Address minor cracking, mortar erosion, and biological growth through targeted conservation treatments.	Standards 1, 2, 7, 8, 9. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair and adapt the middle cornice to ensure long-term performance while retaining its heritage character.	• Where deterioration or past repairs require intervention, selectively replace damaged or structurally unsound stone units in kind, carefully matching size, colour, finish, and tooling. • Introduce discreet reinforcement or moisture-management improvements to improve durability while maintaining visual compatibility.	Standards 10, 11. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate missing or altered portions of the middle cornice where sufficient evidence exists to guide accurate reconstruction.	• Restore original belt cornice profile and detailing based on archival or physical evidence. • Remove visually or physically incompatible past repairs and replace with historically appropriate treatments. • Reconstruct obscured or missing sections using new Tyndall stone matched to the original in type, colour, texture, and finish, ensuring interventions are evidence-based.	Standard 13, 14. Masonry (4.5.1), Guidelines 1–18.

APPLICABLE CHARACTER-DEFINING ELEMENTS (MASONRY WALLS)

The following character-defining elements, identified in the Statement of Significance, are directly related to the masonry walls:

- three-storey office building with a rectangular, block-like massing that contributes to a relatively small-scale streetscape on a prominent block on the north side of Victoria Park in the Victoria Park Heritage Conservation District;
- angled corner entrance, which extends to the substantial cornice and date stone;
- raised Tyndall stone band, now covered with anodized panels, which defines the ground floor;
- steel frame and extensive use of Tyndall stone facing;
- subdued pilasters, surmounted with medallions, which extend above the ground floor to the frieze;
- spandrel panels between the upper windows.
- original carved 'Credit Foncier FC' name, which is hidden behind the current 'Canadian Western Place' sign.

5.3 FENESTRATION

5.3.1 Windows

Archival photographs from 1962 and earlier confirm that the street-facing façades featured wood-frame, one-over-one hung sash windows on the upper floors, proportioned with a 40/60 split (taller lower sash, shorter upper sash). At the ground floor, large windows were surmounted by multi-light transoms, reinforcing the horizontal emphasis of the base. The original window openings remain largely intact, with the exception of the southeast corner window on the south elevation (12th Avenue), which was later converted into a doorway.

Historic evidence for the rear elevations is limited, as these façades were originally concealed by adjacent buildings and are not depicted in archival photographs. Site observations suggest that the original windows were likely wood-frame sash assemblies consistent with the period of construction. On the rear brick walls, several original openings remain visible, though many have been infilled with later brickwork or obscured by alterations, cumulatively disrupting the historic fenestration pattern. Today, none of the original wood window assemblies survive on either the street-facing or rear elevations. The fenestration pattern, however, remains a defining feature of the façades. The preservation of existing openings and the sensitive reinstatement of compatible assemblies will therefore be critical to conserving the building's architectural character.

The Credit Foncier Building is also characterized by its absence of storefronts, as identified in the Statement of Significance, with its ground-floor glazing designed as part of the formal façade treatment rather than as commercial fronts.

Table 5.3.1 outlines all conservation treatments available for the windows of the Credit Foncier Building, including preservation, rehabilitation, and restoration.

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the windows is to retain and preserve the original masonry openings, recognizing that no original window assemblies survive, while replacing non-historic units with new assemblies that are historically appropriate in material, proportion, and configuration. Preservation should focus on maintaining the legibility of original openings, protecting surviving transom details, and preventing further loss of fabric. Rehabilitation may involve the installation of new wood-frame sash windows replicating the documented historic 40/60 one-over-one hung assemblies on the upper floors, as well as reinstating ground-floor glazing with multi-light transoms based on archival evidence. On rear façades, rehabilitation should prioritize the retention of existing openings and, where feasible, the careful removal of unsympathetic infill to re-establish the historic fenestration pattern. All interventions should be designed to be reversible and to support the long-term retention of the building's historic façades.

Table 5.3.1: Conservation Treatments for Windows

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain original window openings as integral character-defining features of the façades.	• Retain historic masonry window openings in situ. • Undertake localized maintenance of surrounding masonry (repointing, repair) to preserve integrity of openings. • Protect surviving transom banding and associated detailing from alteration or removal. • Maintain legibility of original fenestration pattern, even where openings have been infilled.	Standards 1, 2, 7, 8, 9. Windows (4.3.6), Guidelines 1–12. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair or replace non-historic window assemblies with new historically appropriate units that are compatible in material, proportion, and detailing.	• Replace existing non-historic windows with new wood-frame sash units (or visually compatible alternatives) replicating the documented 40/60 one-over-one hung assemblies on upper floors. • Reinstate large-pane glazing with multi-light transoms at the ground floor based on archival evidence. • On rear façades, retain existing openings where feasible and consider carefully removing unsympathetic infill to re-establish historic fenestration patterns, ensuring interventions are reversible.	Standards 10, 11. Windows (4.3.6), Guidelines 1–12. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate original window configurations and detailing where sufficient archival or physical evidence exists. •	• Restore original window assemblies based on 1962 archival photographs and comparable documentation. • Reinstate missing transom configurations and original glazing proportions. • Remove visually or physically incompatible window replacements and replace with historically accurate wood-frame units.	Standard 14. Windows (4.3.6), Guidelines 1–12.

Corner entrance at Cornwall Street ad 12th Avenue with symmetrical fenestration and upper cornice detailing in Tyndall stone

Rear brick façades showing blocked openings, fire escape, and mounted mechanical units

Preservation & Rehabilitation

- Retain original masonry window openings on both street and rear façades.
- Preserve evidence of historic configurations, including transom banding at the ground floor, ensuring these features are not obscured or removed.
- Replace non-historic insert windows with new assemblies that are historically appropriate in profile, material, and finish.
- On upper floors, reinstate one-over-one hung sash wood windows with 40/60 proportions, based on archival photographs.
- At the ground floor, reinstate large-pane glazing with multi-light transoms, guided by documentary evidence.
- On rear elevations, retain existing openings where feasible, and consider removal of incompatible infill to re-establish the fenestration rhythm.
- Ensure all new assemblies are detailed and installed to minimize visual and physical impacts on surrounding historic masonry.

5.3.2 DOORS

Historic evidence indicates that the building originally contained two primary entrances: one at the angled corner facing the intersection of 12th Avenue and Cornwall Street, and another at the northwest corner of the west elevation, facing Cornwall Street. These openings reinforced the formal treatment of the façades and provided access to the commercial interior.

The angled corner entrance has undergone multiple interventions, having been converted into a window opening before later being reinstated as a doorway. An additional entrance was introduced at the southeast end of the 12th Avenue elevation, replacing what was originally a window opening. Although the original wood door assemblies no longer survive, the historic masonry openings remain legible and continue to define the façades. Conservation efforts should therefore prioritize the retention of these openings, the reinstatement of historically appropriate assemblies at primary entrances, and the sensitive treatment of later alterations as part of the building's evolving use.

Table 5.3.2 outlines all conservation treatments available for the doors of the Credit Foncier Building, including preservation, rehabilitation, and restoration.

Original masonry opening at the north end of west façade facing Cornwall Street, with modern door and transom inserts

Table 5.3.2: Conservation Treatments for Doors

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the original masonry entrance openings as integral character-defining features of the façades.	• Retain historic door openings in situ at the angled corner and northwest corner entrances. • Preserve legibility of original entrance locations through appropriate detailing and finishes. • Maintain existing masonry openings without enlargement or alteration, ensuring their continued visibility within the façade composition.	Standards 1, 2, 7. Doors (4.3.7), Guidelines 1–12. Masonry (4.5.1), Guidelines 1–18.
Rehabilitation	• Repair or replace non-historic door assemblies with new units that are historically appropriate in configuration, material, and detailing.	• Replace existing non-historic door assemblies with historically compatible designs based on archival evidence. • Rehabilitate the corner entrance to reflect its historic role as a primary entry, as needed. • Where later openings are retained, ensure assemblies are physically and visually compatible with heritage character of the building.	Standards 10, 11. Doors (4.3.7), Guidelines 1–12. Masonry (4.5.1), Guidelines 1–18.
Restoration	• Reinstate original door assemblies and detailing where sufficient archival or physical evidence exists to guide accurate reconstruction.	• Restore the historic appearance of the corner and west elevation entrances using new assemblies designed to replicate original doors in proportion, material, and finish. • Remove visually or physically incompatible door replacements and substitute with historically accurate units.	Standard 14. Doors (4.3.7), Guidelines 1–12.

Recommended Conservation Strategy: Preservation & Rehabilitation

The preferred approach for the doors is to retain and preserve the original masonry openings, acknowledging that none of the original wood assemblies survive, while replacing non-historic door units with new assemblies that are historically appropriate in material, configuration, and detailing. Preservation should ensure that the two original entrance locations remain legible as part of the building's heritage character, while rehabilitation should reinstate door assemblies that reflect the documented historic appearance. Later alterations, such as the added entrance on the 12th Avenue elevation, may be interpreted as part of the building's evolution and retained if required for functional use, but should remain visually compatible and clearly subordinate to the primary entrances.

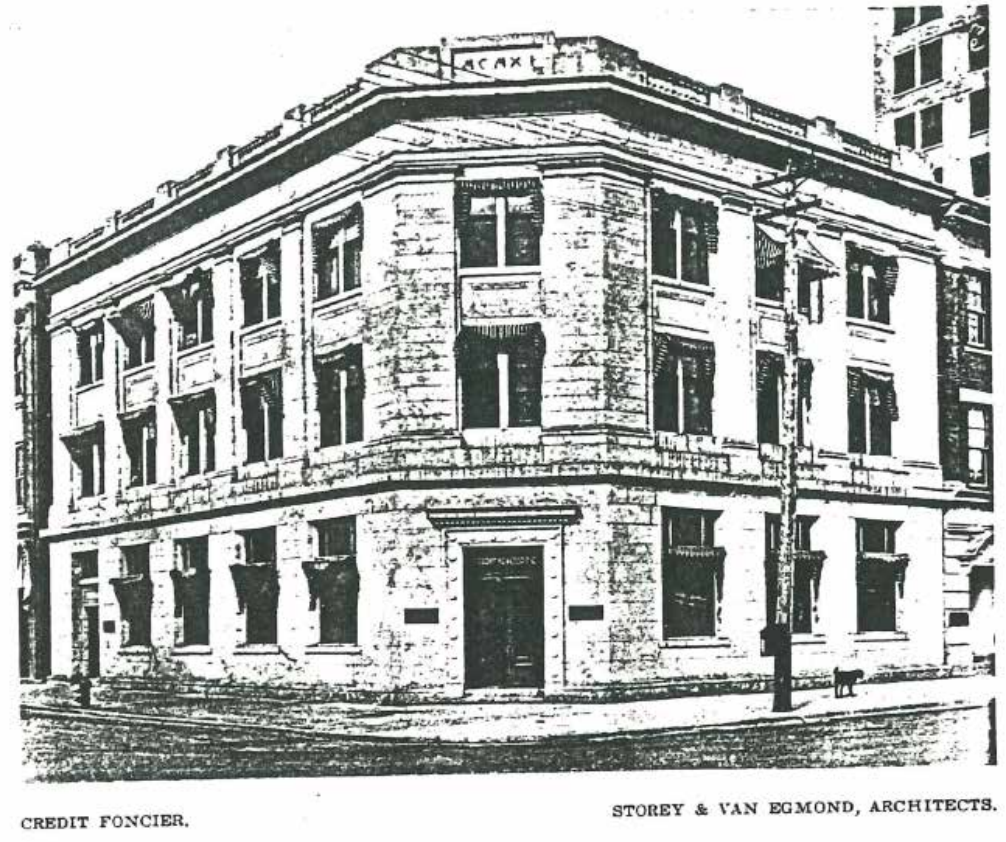
Preservation & Rehabilitation

- Retain original masonry door openings at the angled corner and northwest corner of the west elevation as character-defining features.
- Preserve the legibility of original entrance locations through appropriate detailing and finishes.
- Replace existing non-historic door assemblies with new historically compatible doors based on archival documentation and physical evidence.
- Rehabilitate the corner entrance to reflect its original function as a primary entry point.
- Where later openings are retained (southeast 12th Avenue entrance), ensure new assemblies are designed to be visually compatible but distinguishable from original entrances.
- Incorporate durable, high-quality materials that reflect historic finishes while meeting contemporary performance and accessibility requirements.

APPLICABLE CHARACTER-DEFINING ELEMENTS (FENESTRATION)

The following character-defining elements, identified in the Statement of Significance, are directly related to the building fenestration:

- three-storey office building with a rectangular, block-like massing that contributes to a relatively small-scale streetscape on a prominent block on the north side of Victoria Park in the Victoria Park Heritage Conservation District;
- office building form defined by the regular arrangement of large windows and the absence of store fronts;
- angled corner entrance, which extends to the substantial cornice and date stone;
- spandrel panels between the upper windows.



Excerpt from journal entry of Architectural Engineering and Contracting Interest of Canada - Construction Magazine, showing Credit Foncier Building, January 1915

5.4 STRUCTURE

Archival drawings indicate that the Credit Foncier Building was constructed on concrete foundations, with continuous footings supporting concrete foundation walls clad in brick and a poured concrete basement slab. The primary structure consists of a steel frame with columns and beams supporting concrete floor slabs, allowing for open-span interiors typical of early commercial office construction. The roof is likely framed in steel and integrates with the projecting Tyndall stone cornices and parapet walls.

A structural condition assessment prepared by JCK Engineering (Aug 2025) confirmed that the frame and floor slabs are in fair to good condition, with no significant structural deficiencies observed. Minor unevenness of interior floors was noted, likely reflecting historic settlement, but without active distress. At the basement level, the slab displays heaving, scaling, and efflorescence, while the foundation walls show moisture wicking, surface spalling, and localized deterioration. Excavation and installation of perimeter waterproofing was deemed impractical due to the building's proximity to the sidewalk and street; instead, JCK recommends ongoing monitoring and top-down water management. Roof drainage requires immediate repair to address a hole near a roof drain that has allowed localized water ingress.

Overall, the building reflects a robust and fire-resistant structural system consistent with its era of construction, with deterioration limited to localized conditions that can be addressed through preservation and rehabilitation treatments.

Table 5.4 outlines all conservation treatments available for the structure of the Credit Foncier Building, including preservation, rehabilitation, and restoration.

Recommended Conservation Strategy: Preservation & Rehabilitation

The Credit Foncier Building's structural system was found to be in fair to good condition, with no significant deficiencies noted. The existing steel frame, concrete slabs, and foundations can be preserved in situ with cyclical monitoring and localized maintenance. Preservation should focus on managing moisture infiltration at the basement level, repairing the roof drain to prevent further water ingress, and protecting connections against corrosion. Minor rehabilitation may include repair of the basement slab, reinforcing parapets or cornice anchorage where required, and introducing discreet supplementary supports where necessary for long-term stability.

If the building is retained, these interventions would be sufficient to ensure ongoing performance. In scenarios involving adaptive reuse or redevelopment, the primary street façades could feasibly be retained in situ as the defining public face of the building, while the rear brick walls, currently carrying the greater burden of repointing and stabilization, could be removed to accommodate new construction behind. This approach would conserve the building's heritage streetscape presence while allowing flexibility for future development.

Preservation & Rehabilitation

- Preserve the steel frame and concrete slabs in situ; undertake cyclical monitoring of settlement and corrosion.
- Repair localized deterioration of the basement slab; manage moisture with improved drainage and ventilation rather than intrusive excavation.
- Patch or repoint masonry connections as required to maintain structural continuity.
- Repair and maintain roof drainage to prevent further water ingress.
- Reinforce parapets and anchorage points where needed, with interventions concealed wherever possible.

Rehabilitation for Integration with New Construction or Additions

- In adaptive reuse or redevelopment scenarios, retain the principal Tyndall stone façades in situ as defining elements of the streetscape.
- Consider removal of the secondary brick walls to facilitate integration of new construction behind the retained façades.

Table 5.4: Conservation Treatments for Structure

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and maintain the existing steel frame and concrete foundations as integral to the building's construction and performance.	• Retain the original structural system in situ. • Undertake cyclical monitoring for signs of movement, corrosion, or settlement. • Address basement moisture through surface drainage, ventilation or repair methods rather than intrusive excavation. • Repair roof drainage immediately to prevent further water ingress. • Protect structural connections with appropriate maintenance and repairs.	Standards 1, 2, 6, 7 9. Structural Systems (4.3.1), Guidelines 1–10.
Rehabilitation	• Upgrade or adapt structural assemblies to ensure continued safety and performance while retaining heritage character.	• Reinforce or repair structural elements as required, using compatible methods and materials. • Repair basement slab where heaving, scaling, or efflorescence has occurred. • Introduce supplementary supports or anchorage where needed for stability. • Provide discreet reinforcement for parapets and cornices, ensuring concealed detailing wherever possible. • Ensure interventions are concealed where possible and designed to minimize impact on heritage fabric	Standards 11, 12 Structural Systems (4.3.1), Guidelines 1–10.
Restoration	• Reinstate lost or altered structural elements where sufficient evidence exists to guide accurate reconstruction.	• Restore original structural detailing or components based on archival documentation. • Remove incompatible later alterations and replace with historically appropriate treatments where feasible.	Standard 14. Structural Systems (4.3.1), Guidelines 1–10.

- Where new construction interfaces with historic fabric, ensure connections are designed to minimize stress and allow for differential movement.
- Conceal supplementary structural reinforcement where possible, ensuring compatibility with the historic fabric.

APPLICABLE CHARACTER-DEFINING ELEMENTS (STRUCTURE)

The following character-defining elements, identified in the Statement of Significance, are directly related to the structure:

- steel frame and extensive use of Tyndall stone facing;
- spandrel panels between the upper windows.

5.5 INTERIOR ELEMENTS

The interior of the Credit Foncier Building has been extensively altered through major renovations in 1961, 1986, and 1988. Based on archival information, few if any original finishes or spatial qualities are expected to survive intact. Interior access was not possible during the heritage assessment due to asbestos-related restrictions, and no review of interior heritage elements could therefore be completed.

The structural condition assessment by JCK Engineering (Aug 2025) confirmed that the interior was accessible only for structural review. Their findings noted no significant structural deficiencies but did not identify or evaluate heritage finishes or design features.

Given these limitations, this report does not provide a detailed conservation assessment of the interior. Interventions should therefore be understood as rehabilitation measures driven by future redevelopment, with an emphasis on documenting and preserving

Table 5.5: Conservation Treatments for Interior

Conservation Treatment	Treatment Objective & Outcome	Action	Relevant Standards & Guidelines
Preservation	• Protect and document any surviving interior elements of heritage value if encountered.	• Retain in situ any incidental historic finishes, details, or spatial features identified during future investigation or abatement. • Document interior conditions before major alterations or redevelopment. • Protect original materials during hazardous materials abatement or future renovations.	Standards 1, 4, 7. Interior (4.3.11), Guidelines 1–8.
Rehabilitation	• Adapt and upgrade the interior to support ongoing or new use while maintaining compatibility with the building's heritage character.	• Reconfigure or renovate interior spaces as needed for functional use. • Introduce new finishes, systems, or layouts in a manner that avoids adverse impact on character-defining exterior elements. • Ensure new interventions are reversible where feasible.	Standards 10, 11, 12. Interior (4.3.11), Guidelines 1–8.
Restoration	• Reinstate lost or altered interior elements where sufficient evidence exists to guide accurate reconstruction • Not generally applicable, as most interior fabric has likely been lost.	• Reinstatement of interior features should only be considered where clear archival or physical evidence exists. • Remove visually or physically incompatible later finishes only if replacement with appropriate alternatives is justified by evidence and project scope.	Standard 14. Interior (4.3.11), Guidelines 1–8.

any surviving historic materials if encountered during demolition or abatement. Restoration is not considered feasible given the extent of past alteration.

Table 5.5 outlines all conservation treatments available for the interior of the Credit Foncier Building.

Recommended Conservation Strategy: Rehabilitation

The preferred approach for the interior is rehabilitation, allowing for adaptation and upgrades as required to support continued use or redevelopment. As interior access was not available during this assessment, this approach remains preliminary and should be revisited if future investigation or abatement uncovers surviving finishes or elements of potential heritage value.

It is understood that the interior has been extensively altered through successive renovations in 1961, 1986, and 1988. As a result, few, if any, original finishes or spatial qualities are expected to remain intact. Restoration of the interior to an earlier condition is therefore not considered feasible or recommended. Rehabilitation should instead be directed toward accommodating new programmatic use while ensuring interventions do not adversely impact the building's exterior heritage character.

Any incidental historic materials uncovered during future work, particularly during hazardous materials abatement or demolition, should be documented and preserved in situ where feasible, or otherwise recorded prior to removal.

APPLICABLE CHARACTER-DEFINING ELEMENTS (INTERIOR)

It is understood that no significant interior character-defining elements survive. The interior has been substantially altered through major renovations, and any remaining fabric would require confirmation through further investigation.

5.6 CONSERVATION PRIORITIES AND ORDER OF MAGNITUDE COST

Table 5.6 summarizes recommended conservation interventions for the Credit Foncier Building. Interventions are organized by building component and outline observed condition, recommended conservation approach, and an order of magnitude cost. These figures are intended to provide a baseline understanding of potential financial requirements associated with stabilization and conservation, recognizing that more precise costing will require detailed design development, tendering, and full site access.

Preliminary costing for the Credit Foncier Building has been informed by two main sources:

1. **JCK Engineering (Aug 2025)**: $225,000–$350,000 for exterior masonry repairs, with an additional $10,000/year allowance for ongoing brick maintenance. This estimate reflects the scale of required repointing, stabilization of parapets, and localized stone and brick repairs, and underscores the importance of cyclical maintenance to avoid accelerated deterioration.
2. **Vintage Woodworks (Aug 2025):** $327,825 (incl. GST/PST) for 24 heritage windows and 2 door sets, supply only. When installation, finishing, and contingency are factored in, the total cost of fenestration work is expected in the range of $400,000–$450,000. These figures align with typical market costs for custom heritage assemblies, reflecting the specialized craftsmanship and detailing required for accurate replication.

For planning purposes, a contingency allowance of 20–30% is recommended to account for unforeseen conditions, a standard practice in heritage projects where concealed fabric and variable deterioration can only be confirmed during active work. Future project phases should include refinement of these costs through detailed specifications, mock-ups, and competitive pricing.

Table 5.5: Conservation Treatments and Order of Magnitude Costs

Building Component	Condition	Recommended Conservation Approach	Order of Magnitude Cost
Roof Cornice	Intact, weathered; minor cracks; anchorage requires review.	Preservation & Rehabilitation	Included in masonry allowance
Parapet & Balustrade	Surviving newels; balusters missing; erosion and cracking.	Preservation & Restoration	Included in masonry allowance
Tyndall Stone (Primary Façades)	Good overall; hairline cracks; mortar erosion; base staining.	Preservation	$225k–$350k (JCK masonry allowance)
Brick (Rear & Secondary Walls)	Advanced mortar erosion; cracking at parapets; moisture wicking; brick replacement as required.	Preservation & Rehabilitation	Included in masory allowance + $10k/year allowance
Middle Cornice (Belt)	Partially concealed; staining, minor erosion.	Preservation & Restoration	Included in masonry allowance
Windows	Openings intact; all assemblies replaced.	Preservation & Rehabilitation	$400k–$450k (Vintage window estimate)
Doors	Openings intact; no original assemblies.	Preservation & Rehabilitation	TBD
Structure	Frame and slabs stable; moisture issues in basement; roof drain failure.	Preservation & Rehabilitation	No major cost beyond masonry repairs
Interior	Extensively altered; no heritage finishes evident.	Rehabilitation (redevelopment-driven)	TBD (redevelopment dependent)

Notes:

- These are order of magnitude estimates, intended for planning and comparative purposes only. Figures are not based on detailed design, tender drawings, or full site access.
- Masonry costs are based on JCK Engineering's preliminary order of magnitude estimate.
- Fenestration pricing is drawn from Vintage Woodworks' August 2025 quote (supply only, excluding finish painting, delivery, engineering, or trim, with the exception of brickmould). Installation, finishing, and site coordination will increase total cost.
- A 20–30% contingency should be included for heritage conservation projects due to the likelihood of unforeseen conditions.
- Estimates do not include upgrades required to meet building code for adaptive reuse (accessibility, structural/seismic upgrades, fire/life safety, or mechanical/electrical systems).
- Costs reflect heritage conservation interventions only. Redevelopment-driven items (such as interior rehabilitation) are not urgent for stabilization or retention.

6. Maintenance Plan

The conservation recommendations outlined in Section 4 establish the immediate and long-term interventions required to stabilize and retain the Credit Foncier Building. Once these interventions are implemented, ongoing maintenance will be critical to ensuring their effectiveness and to extending the life of the building's character-defining elements. A proactive maintenance plan reduces long-term repair costs, prevents unnecessary deterioration, and provides a framework for responsible stewardship of the building.
The following guidelines provide a framework for cyclical inspection and maintenance.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards and Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

All conservation and maintenance work should be planned in consultation with the City of Regina to confirm permitting requirements. Routine, like-for-like maintenance, such as repointing with compatible mortar or replacing deteriorated units in kind, may not require formal approval. However, any intervention that alters the appearance, materials, or configuration of character-defining elements should be reviewed and approved by the City's heritage planning staff prior to implementation. Obtaining the appropriate permits ensures that conservation work is consistent with municipal requirements and recognized heritage best practice.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

In accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, cleaning should always follow the principle of "using the gentlest means possible." Routine cleaning should be carried out with non-destructive methods on a cyclical basis.
Cleaning should be limited to exterior materials such as masonry surfaces and wood elements, including window and door frames. In most cases, these can be effectively cleaned with a soft, natural bristle brush, used dry, to

remove surface dirt and debris. Where more intensive cleaning is required, it may be undertaken with warm water, mild detergent, and a soft bristle brush. High-pressure washing, sandblasting, or any other abrasive cleaning methods should not be undertaken under any circumstances, as they will cause irreversible damage to historic fabric.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - Must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

Log Book

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section Information File.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

Inspection Checklist

The following checklist considers a wide range of potential problems specific to the Randall Building, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

<u>Exterior Inspection</u>

Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation:

- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation crawl space vents clear and working?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

Masonry:

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-florescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?

- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

Wood Elements:

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Windows:

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors:

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts:

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof:

- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- ☐ Are the nails sound? Are there loose or missing shingles?
- ☐ Are flashings well seated?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are the drain pipes plugged or standing proud?

Interior Inspection

Concealed Spaces:

- ☐ Is light visible through walls, to the outsider or to another space?
- ☐ Are the ventilators for windowless spaces clear and functional?
- ☐ Do pipes or exhausts that pass through concealed spaces leak?
- ☐ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ☐ Infestations - are there signs of birds, bats, insects, rodents, past or present?

Maintenance Programme

Inspection Cycle:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

7. Recommended Next Steps

The Credit Foncier Heritage Review and Assessment Report provides a detailed condition assessment and recommended conservation interventions to address the building's condition, required interventions, and long-term stewardship. The recommended next conservation steps are as follows:

1. Revise the Statement of Significance: Prepare an updated SOS for the Credit Foncier Building to reflect its current design and materiality, to provide a more comprehensive definition of its character-defining elements. This will ensure consistency with the City of Regina's Heritage Conservation Program and provide greater clarity for future decision-making.
2. Implement Immediate Interventions: Address priority items identified in the structural condition assessment, including repair of the roof drain to prevent further water ingress, localized masonry stabilization, and monitoring of basement moisture.
3. Plan for Exterior Envelope and Fenestration Repairs: Advance scope development for exterior masonry conservation, along with replacement of non-historic window and door assemblies with historically appropriate units. This work should be coordinated as part of a unified envelope strategy to ensure long-term durability and consistency in treatment.
4. Explore Retention Options: Based on the findings of this assessment, the Credit Foncier Building appears to meet the criteria for municipal heritage designation. The City is encouraged to engage with the property owner to explore redevelopment scenarios that retain the Tyndall stone façades on 12th Avenue and Cornwall Street as part of an integrated new development. As part of this dialogue, the possibility of designation under The Heritage Property Act could be considered as one mechanism to support long-term retention. This approach would conserve the building's historic presence on the streetscape while allowing flexibility for adaptive reuse.
5. Develop an Implementation and Phasing Strategy: Prepare a strategic conservation plan that establishes sequencing, budgets, and priorities to guide stabilization, rehabilitation, and potential adaptive reuse.
6. Establish a Monitoring and Maintenance Regime: Adopt a cyclical program of annual inspection and minor repairs, with a comprehensive review of the building's condition and conservation priorities every five years to support long-term stewardship.

Potential Revisions to Statement of Significance

In order to more accurately reflect the heritage character of the Credit Foncier Building, the following elements are recommended for explicit identification in a revised Statement of Significance:

- Flat roof form.
- Projecting Tyndall stone cornice at the roofline.
- Roof parapet.
- Intermediate Tyndall stone belt course separating the ground and upper storeys.
- Use of Tyndall stone throughout, including pilasters, spandrels, quoining, ornamental detailing, and fossil inclusions.
- Tyndall stone window sills.
- Steel frame construction with concrete floor slabs and foundations.
- Historic window openings.
- Angled corner entrance at 12th Avenue and Cornwall Street, with a secondary entrance on the west elevation.
- Absence of ground-floor storefronts.

8. References and Research Summary

POLICY AND GUIDELINES

- Standards and Guidelines for the Conservation of Historic Places in Canada. 2010. Canada's Historic Places: A Federal, Provincial and Territorial Collaboration.
- The Heritage Property Act, H2-2. 1980. Statutes of Saskatchewan, November 28, 1980.
- Victoria Park Municipal Heritage Conservation District, Bylaw 9656 (Office Consolidation Version). 2018. City of Regina, City Clerk's Office, May 27, 1996.

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- City of Regina Thematic Framework and Historical Context. 2017. Accessed on City of Regina website: https://www.regina.ca/export/sites/Regina.ca/home-property/heritage-properties/.galleries/pdfs/Thematic-Framework-Historical-Context.pdf
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- City of Regina Archives. Historic photographs and renovation drawings of the Credit Foncier Building (CRP-01-4263), 1964.
- Todd, Frederick G. Design for Victoria Park. 1907. City of Regina Archives (CRP-02-240).
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- Insurance Plan of Regina. 1911. Chas. E. Goad [PAS A310].

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- Flaman, B. and A. Hurtig. The Sun Never Sets – Victoria Park in Context. Regina: Dunlop Art Gallery, 2008.
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- "Construction." Construction 8, no. 1 (January 1915). H. Gagnier Limited, Toronto.

CONSULTANT REPORTS

Gordon Block Heritage Review and Assessment. Prairie Wild Consulting, J M Gartly Design Studio Inc., and RJC Engineers. Prepared for the City of Regina. September 1, 2022.

APPENDIX A: Heritage Evaluation From 1980

CITY OF REGINA
HERITAGE
INVENTORY

TYPE Commercial
SUB-TYPE/ Bank
STYLE Neo-classical

Address 1879 Cornwall and 2184 12th Avenue
Legal _____ LOT W.50'-13 to 20 BLOCK 307 PLAN Old 33
Building Name (original/current) Credit Foncier
Date of Construction (factual/estimate) 1911 (datestone) (1) c.1912?
Building Owner Credit Frontier F.C.
Address 1879 Cornwall St.
Original Use - *residential* *commercial* Present Use *R* *C*
Active/Occasional Use/Abandoned Dimensions ____ x ____
Condition: Structure *G F P* Repair *G F P*
Alterations: *wings* *porch* *sheathing* *windows*

View
N S E W elevation
S. W. corner

Date of Photo
summer 1980

Source
s. lazear
planning dept.
city of regina

Neg./Ref.#
R12-22

View
N (S) E W elevation
corner

Date of Photo
summer 1980

Source
s. lazear
planning dept.
city of regina

Neg./Ref.#
R12-24

Note: Please comment on any details not easily identifiable in photos

ARCHITECTURE:

Architect/Builder/Patron/Designer/Engineer/Craftsman/Contractor

W.G. Van Egmond and Edgar Storey (1)

Foundation *concrete - poured blocks brick*

Structure *wood frame brick concrete steel*

Covering *clapboard brick shingle stucco cut stone*

Roof Type *gable hip gambrel flat*

Roof Covering *shingles - wood, asphalt, tar & gravel*

Basic Plan Shape *rectangular square irregular*

No. of Storeys *1 1½ 2 2½ 3 3½ 4*

Exterior Details *bargeboard roof trim cornice entablature brackets dormers datestone pediment shingles - fishscale quoins columns windows - bay, palladian, gothic, stained porch decorative brick moulding garden landscaping*

Interior Details *mouldings balustrade newel post*

Setting/Environment _____ Zoning _____

HISTORY: Persons _____

Events/Trends _____

Comments _____

Sources: *city file* _____ *C.I.H.B. geocode* _____

directory (1) Index to Architects' Dwgs - Prov. Archives

newspaper

assessment (2) Assessment file

land titles

Form Completed *summer 1980* by *s. lazear*

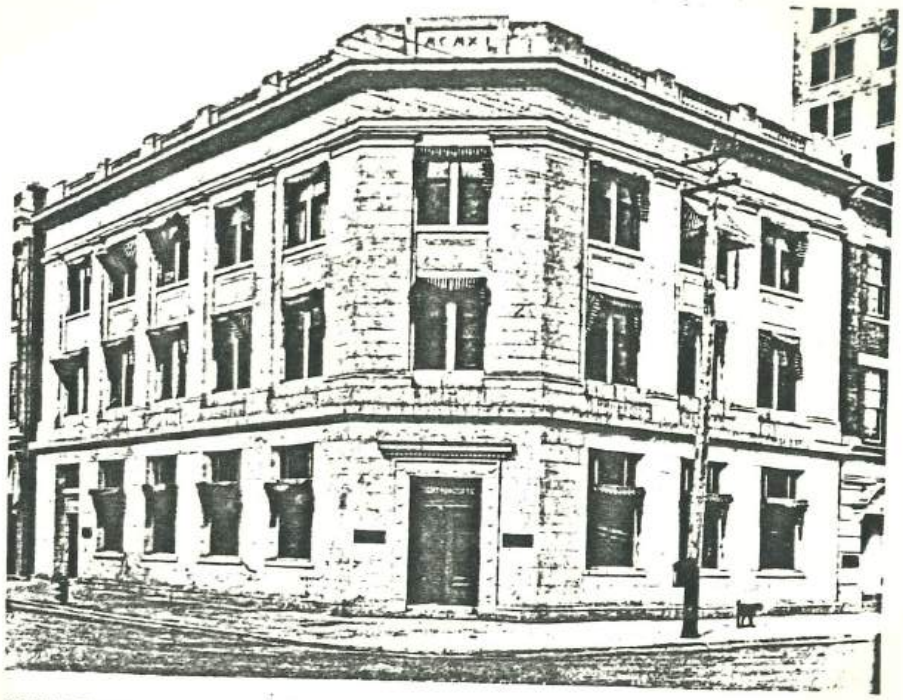
Address *planning dept./city of regina* Phone *569-7549*

2184 - 12th Ave
Credit Foncier

Credit Foncier

Construction Magazine: A Journal For The Architectural Engineering And Contracting Interest of Canada

January 1915



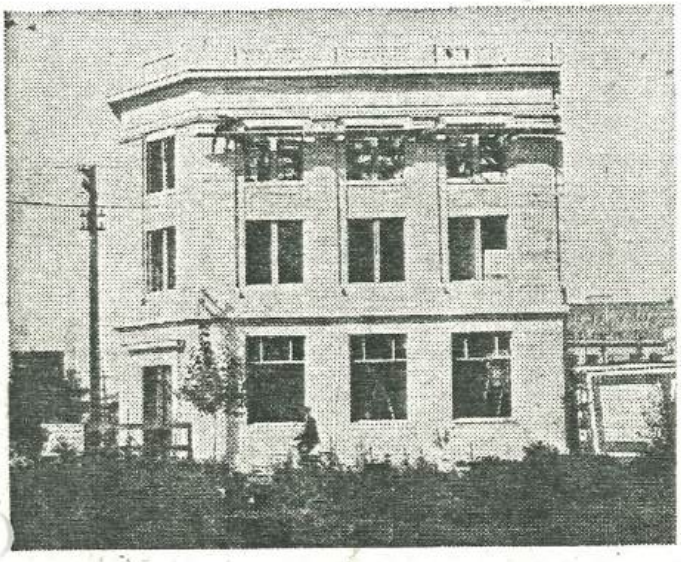
CREDIT FONCIER.

STOREY & VAN EGMOND, ARCHITECTS.

Source : May 22, 1973 Regina Leader Post

Congratulations

RCMP



1907

ON 100 YEARS OF SERVICE

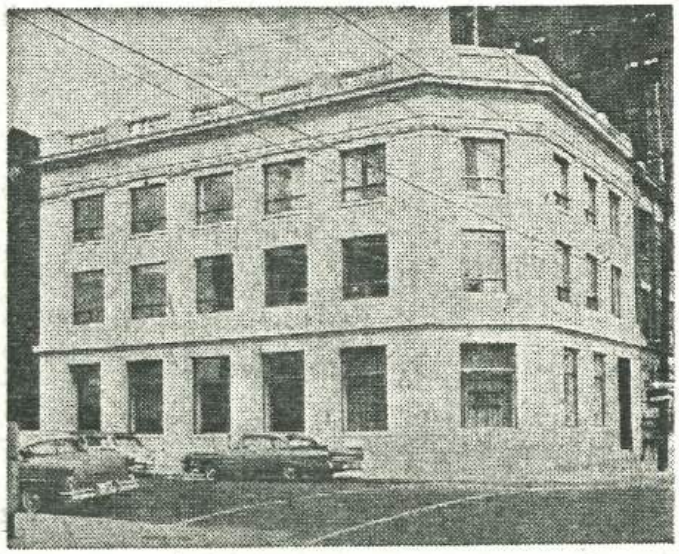
It is our pleasure to congratulate the Royal Canadian Mounted Police on the Celebration of their 100th Anniversary.

We are proud to have been able to participate in the growth and development of the Province and the City of Regina during the 66 years our Company has been operating in Saskatchewan.

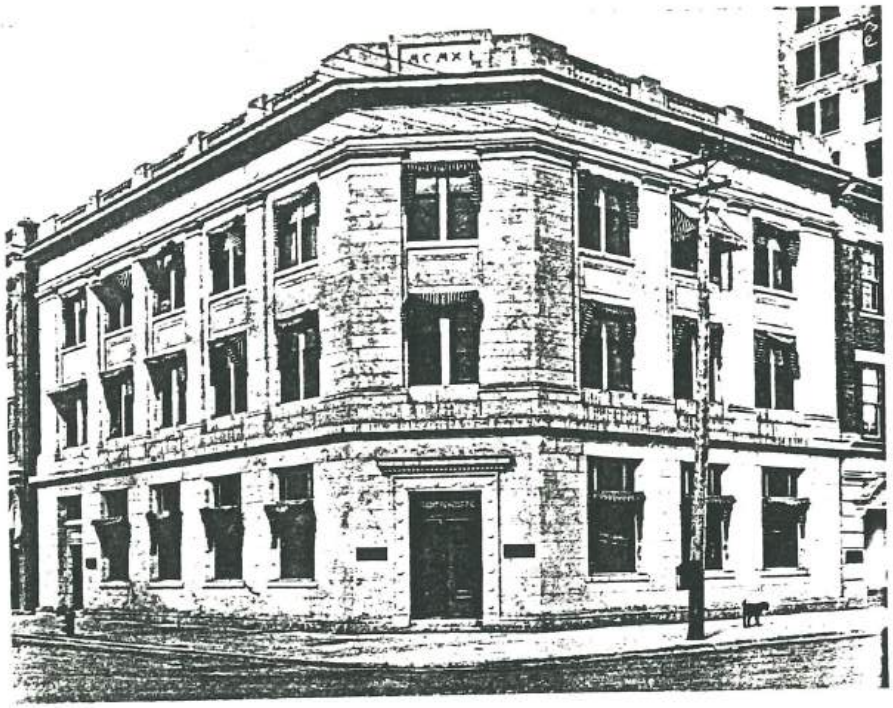
CREDIT FRONCIER

Mortgage Loans on Real Estate
Short Term Debentures
1-5 Years

12th Ave. and Cornwall St.



1973



CREDIT FONCIER. STOREY & VAN EGMOND, ARCHITECTS.

six suites. All finish throughout is of birch stained to represent mahogany, and floors are of maple. The walls are of brick and tile and finished on the outside with buff colored stucco plaster. All trimmings are of dark brown with the shingle roof in a warm red color. The base to the building is of red and black brick laid in Flemish bond, which harmonizes well with the buff walls and red roof. The **Royal George Apartments**, was built at a cost of $35,000.00 and contains twelve separate suites. There are six suites, each containing a drawing room, dining room, two bedrooms, kitchen, bathroom and maid's room. Three suites, each having drawing room, dining room, bedroom, kitchen and bathroom; three suites, each having a large living room with alcove bedroom, kitchen and bathroom. Each suite has a private hall giving direct access to all rooms. There are two fireproof stairs at the rear, with concrete balconies at each floor. Many closets, cupboards and other conveniences are provided. Apartment house telephones are installed in each suite with centrals in the vestibules and so arranged that the caretaker can be called from each suite. In the basement are located two laundries, store room for each suite, boiler room, and caretaker's quarters. The exterior is executed in a dark brown paving brick with Bedford stone trim-

ment. The exterior is of dark red brick. **The H. G. Smith warehouse** is of first class slow-burning mill construction and cost $50,000.00. All main girders and columns are of large dimensions and there are no joist or secondary beams. The floors are of 2 x 6 on edge well spiked together, covered with waterproof paper and finished with 1 x 2 maple flooring. All floors are scuppered one inch in twenty feet and graded to hoppers on each floor which are connected to drains. All stairs and elevators are enclosed with brick fire walls with automatic steel doors at all openings. All walls, ceilings, posts, etc., are whitewashed throughout, except in office part, where the walls are plastered. The exterior is of dark red brick and buff stone.

A large wing is now being added to the general hospital at a cost of $150,000.00. This building is of fireproof construction throughout.

A description of Regina's public buildings would not be complete without some reference to the **Royal North-West Mounted Police Barracks**, where there are a number of large and interesting buildings. These surround the parade square and include the officers' quarters, Commissioner's and Assistant Commissioner's residences, drill hall, men's quarters, and a fine new building for officers recently completed.

1912 Henderson Directory

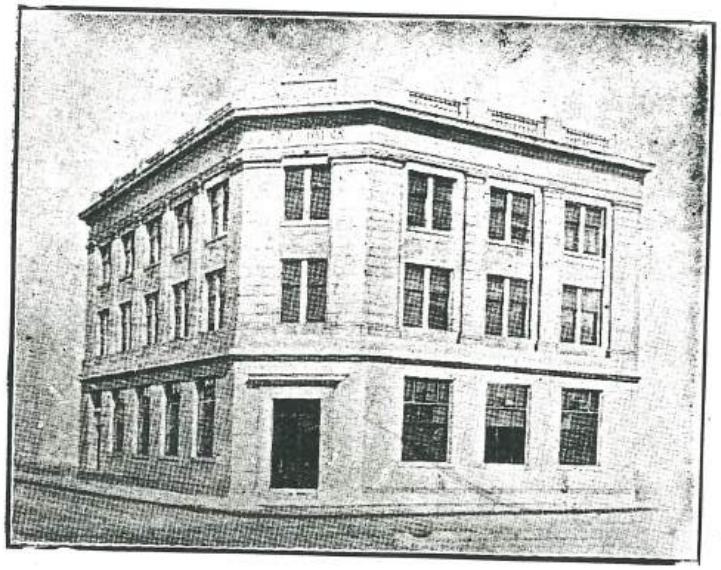
Credit Foncier F.C.

HEAD OFFICE - MONTREAL, QUE.

Capital - - - -	$8,000,000.00
Assets, Over - - -	$35,000,000.00

Branches:

QUEBEC CHARLOTTETOWN TORONTO EDMONTON VANCOUVER
REGINA WINNIPEG



Credit Foncier Building, Corner Twelfth Ave. and Cornwall St.

Mortgage Loans

On Revenue Bearing Farm and City Property

Phone - 691

SASKATCHEWAN BRANCH:

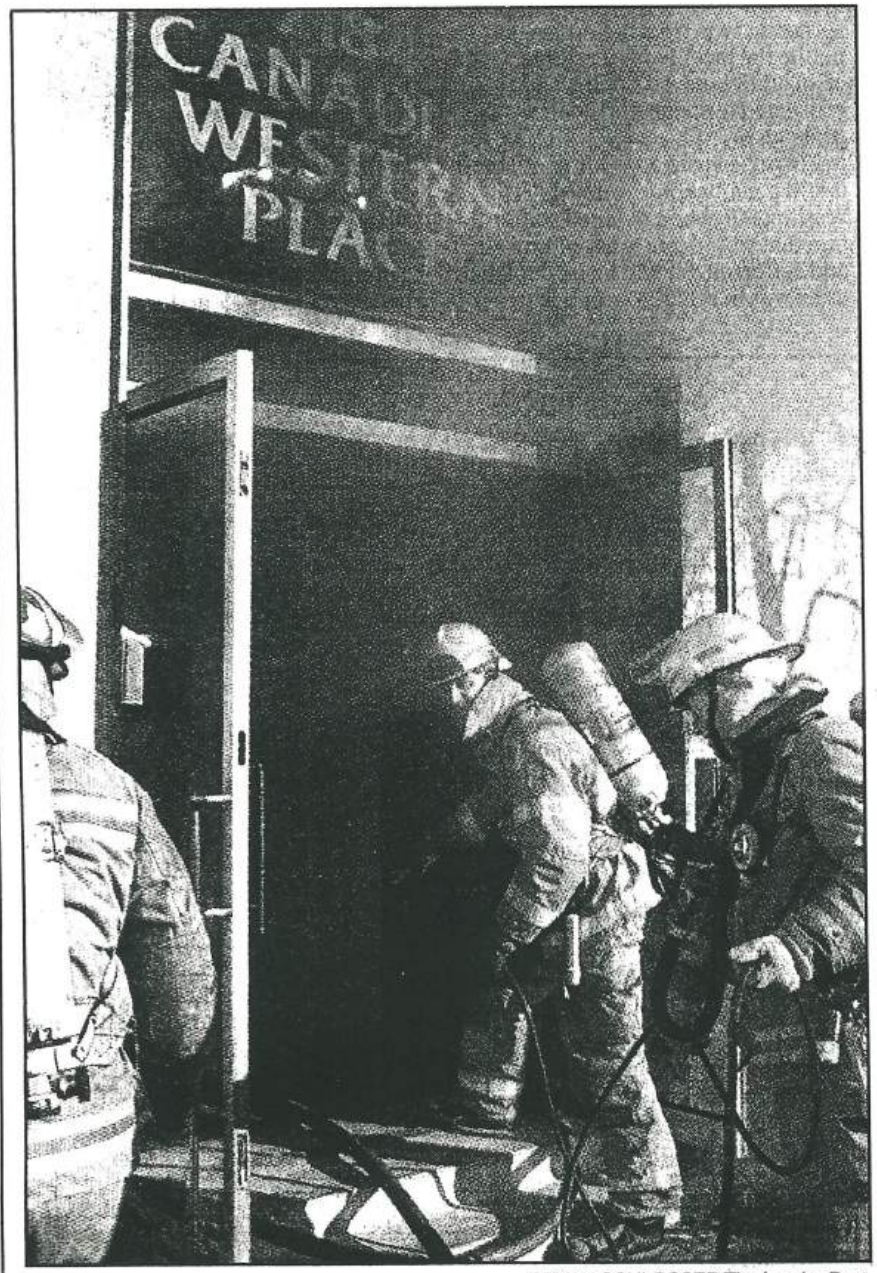
Credit Foncier Building - Regina

Robert Cram, Manager

Leader-Post

Informing Regina and Southern Saskatchewan since 1883

Mon.-Thurs. 70¢/Fri.-Sat. $1.17



BRYAN SCHLOSSER/The Leader-Post

Firefighters enter the Canadian Western Place building on Thursday

Elevator traps two

By KEVIN BLEVINS
of The Leader-Post

A Regina couple spent some harrowing minutes trapped in an elevator Thursday as a fire raged below them in a downtown Regina office building.

Casey and Fawna Harford escaped without injury after their lawyer and a firefighter freed them from the stalled elevator.

"After about 15 or 20 minutes in there, we could start to smell the smoke coming up from down below," Casey Harford told reporters.

The Harfords said they went to the Canadian Western Place building, 2184 12th Ave., Thursday morning to see their lawyer, Dan MacMullin.

They stepped on the elevator shortly after 10 a.m., to go to his third-floor office, when it suddenly stopped between the second and third floors.

'We could hear it sort of whirring and shorting out," Casey Harford said. "We waited a few minutes and hit the power button. Our lawyer came by and said they were working on getting some help for us."

After realizing his clients were trapped in the elevator, MacMullin said he pried open the doors to try to get the pair some air.

"They're very good people. We were actually more concerned than they were," he said.

Firefighters arrived a short time later, and with the help of MacMullin, one of them pulled the couple out of the elevator through a ceiling escape hatch.

"We have to say thank you to both Dan and the fire department — Dan for his quick thinking," Fawna Harford said.

"He put the book in the door. He told us there was no fire, even though there was smoke. He was just trying to keep us calm."

Four other people who were in the building also escaped without injury.

Fire investigators believe the fire started in the basement of the three-storey, stone office building.

However, they don't know what caused it, said Grant Nicurity, a fire department spokesman.

The blaze burned for nearly two hours after diesel fuel from a furnace spilled on the basement floor and ignited.

The thick black smoke hindered firefighters from locating the fire and extinguishing it, Nicurity said.

"There was a lot of smoke. There will be extensive smoke damage to the building," he said.

Vaughn Schofield, whose family owns the office building, said she hopes damage isn't too extensive.

"My heart just dropped when I heard about the fire," she said. "The building is a very old landmark for the city."

L-P: 8/11/96

2184 12th

CREDIT FONCIER BUILDING

BUILT: 1911
ARCHITECTS: Storey and Van Egmond
CONTRACTORS/BUILDER: Smith Bros. and Wilson
BUILDING PARTICULARS: rustification?

BUILDING MATERIALS:

-Montreal based finance company still in business
- oak, marble & ~~interior~~ mosaic interior [1]

1. Construction Magazine Jan. 1915 pg. 19.

Office Consolidation

A BYLAW OF THE CITY OF REGINA TO DESIGNATE AN AREA OF THE CITY SURROUNDING VICTORIA PARK AS A MUNICIPAL HERITAGE CONSERVATION DISTRICT

Bylaw No. 9656

Including Amendments to November 26, 2018

2311 12th

REGINA PUBLIC LIBRARY:

BUILT: 1912 / rebuilt 1913 / 1962
ARCHITECT: Storey and Van Egmond / '62-Pettick
CONTRACTOR/BUILDER: Wilson and Wilson /
BUILDING PARTICULARS:
BUILDING MATERIALS:

-previously housed in 3 rooms, City Hall /
-land at Lorne and 12th donated by city /
-funds supplied by Mr. Andrew Carnegie, New York--$50,000.00 /
-open 6 weeks before cyclone, demolished /
-repair funds, Mr. Carnegie, $9,500.00 /
- remnants of 1912 structure in East Wall (R. Public library carved stone from over entranceway & dedication circle from top of pediment) and in Courtyard - pillars 2

1. Regina Leader May 11, 1912 pg 17
May 13, 1912 pg 7
2. H. Lazear.

APPENDIX B: Victoria Park Heritage Conservation District Bylaw No. 9656

Bylaw No. 9656

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.

AMENDMENTS	DATE PASSED
Bylaw No. 10014	August 24, 1998
Bylaw No. 10080	March 8, 1999
Bylaw No. 10269	January 22, 2001
Bylaw No. 2009-40	June 22, 2009
Bylaw No. 2018-60	November 26, 2018

BYLAW NO. 9656

A BYLAW OF THE CITY OF REGINA
TO DESIGNATE AN AREA OF THE CITY
SURROUNDING VICTORIA PARK AS A
MUNICIPAL HERITAGE CONSERVATION DISTRICT

WHEREAS sections 11 and 12 of The Heritage Property Act authorizes the Council to enact a bylaw to designate as a Municipal Heritage Conservation District an area of the City that contains heritage property; and

WHEREAS the Council has determined that certain land and premises surrounding Victoria Park be designated as The Victoria Park Municipal Heritage Conservation District; and

WHEREAS the Council has, not less than thirty (30) days prior to consideration of this bylaw, caused a Notice of Intention to Designate to be:

a. served on the owners of the lands and premises within the district;
b. served on the Registrar of Heritage property;
c. published in the Leader Post, a newspaper with general circulation in the municipality; and

WHEREAS the Council has, not less than thirty (30) days prior to consideration of this bylaw, caused a Heritage Conservation District Notice to be registered on the Certificate of Title for each real property within the district in the Land Titles Office for the Regina Land Registration District; and

AND WHEREAS this Bylaw was the subject of a hearing conducted by the Saskatchewan Heritage Property Review Board following an objection to inclusion of a certain property within the proposed Heritage Conservation District;

THE COUNCIL OF THE CITY OF REGINA HEREBY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as The Victoria Park Heritage Conservation District Bylaw, 1994.

2. The property bearing the civic addresses:

1) Deleted. (#10014, s. 2, 1998)
2) 1775 to 1778, 1800 to 1881, and 1901 to 1975 Scarth Street excluding the Willoughby & Duncan Building, having a civic address of 1839-51 Scarth Street excluding the Armstrong, Smyth & Dowswell Building, having a civic address of 1834 Scarth Street;
3) 2025 to 2125 and 2340 Victoria Avenue;

4) 1855, 1870 and 1930 Lorne Street;
5) 2170 to 2184, 2220 and 2311 12th Avenue; and
6) 1863 Cornwall Street; and

the boundary of which properties is shown on Schedule A is designated as the Victoria Park Municipal Heritage Conservation District.
(#10080, s. 2, 1999; #10269, s. 2, 2001)

3. The legal description of the properties included within the area designated as the Victoria Park Municipal Heritage Conservation District pursuant to section 2 is as follows:

All the Lots and Blocks in Regina, Saskatchewan described as follows:

Firstly: Block T and V, Plan 80R07450;

Secondly:
a) Lots 8 and 9, and 14 to 20 inclusive, Block 306;
b) Lots 17 to 40 inclusive and the most southerly 1 foot in perpendicular width throughout of Lot 16, all in Block 307;
c) Lots 12 to 25 inclusive, Block 308;
d) Lots 21 to 23 inclusive and the most southerly 20 feet of Lots 24, all in Block 309;
e) Lot 2 and Lots 19 to 32 inclusive, Block 344;
f) Lots 1 to 20 inclusive, Block 345;
g) Lots 1 to 10 inclusive, Block 367;

all shown on Plan Old No. 33;

Thirdly: Lots 1 to 10 inclusive, Block 366, Plan K4469.
(#10014, s. 3, 1998; #10080, s. 3, 1999)

4. The Victoria Park Heritage Conservation District created pursuant to section 2 of this Bylaw is designated for the following reasons:

a) Victoria Park dates back to the founding of Regina, having been set aside as public open space in the original townsite plan;

b) The 1800 Block Scarth Street contains the highest concentration of early commercial architecture in Regina;

c) Many of the buildings in the District date from before World War One;

d) In 1914, Regina's commercial, financial and professional core was located in the District;

e) Many of the buildings in the District were designed by prominent local architects, for example: F. Champman Clemesha, Storey and Van

Egmond, and Francis Portnall.

5. The City Clerk is authorized to serve:

   a) on the owners of all properties within the district a Notice of Designation; and

   b) on the Registrar of Heritage Property, a certified copy of this Bylaw.

6. The document attached hereto as Schedule B, entitled Guidelines for the Victoria Park Heritage Conservation District is incorporated into and forms part of this Bylaw.

7. This Bylaw comes into force and effect on its passage.

READ A FIRST TIME THIS 27TH DAY OF MAY 1996.

READ A SECOND TIME THIS 27TH DAY OF MAY 1996.

READ A THIRD TIME AND PASSED THIS 27TH DAY OF MAY 1996.

(SGD.) D.R. ARCHER
Mayor

(SGD.) R.M. MARKEWICH
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

_____
City Clerk

SCHEDULE A


VICTORIA PARK
HERITAGE CONSERVATION DISTRICT
MAP 1
Cornwall Street
Scarth Street Mall
12th Avenue
Lorne Street
Scarth Street
Victoria Avenue
VICTORIA PARK
PUBLIC LIBRARY
LEGEND
DESIGNATED HERITAGE PROPERTIES – NOT PART OF THE CONSERVATION DISTRICT
POTENTIAL HERITAGE PROPERTIES
BOUNDARY OF HERITAGE CONSERVATION DISTRICT
Community Services Department
Urban Planning Division
MARCH, 1999
Revised: January 2001

SCHEDULE B

GUIDELINES

for the

VICTORIA PARK

HERITAGE CONSERVATION DISTRICT

1994

Guidelines for the Victoria Park Heritage Conservation District

1.0 OBJECTIVES

The objectives of these Guidelines are to:

1. preserve and promote the distinctive heritage and character of the area surrounding Victoria Park and the Scarth Street Mall by facilitating the rehabilitation of the predominantly pre-World War I heritage buildings and encouraging the redevelopment of properties in keeping with the character of the adjacent heritage buildings, and

2. enhance the streetscapes of the Victoria Park area with regard to landscape, lighting and signage to create a pedestrian-oriented environment.

Guidelines are established for the alteration and maintenance of existing properties, including buildings, structures and landscapes. New development shall be compatible with the established heritage character of its immediate surroundings and the Victoria Park area in general.

2.0 DEFINITIONS

The following definitions apply in interpreting these Guidelines:

Act - means The Heritage Property Act as amended

Advisory Committee - means the Regina Planning Commission
(#2018-60, s. 28, 2018)

Alter - as defined by The Act

Council - means the Council of the City of Regina

Development Officer - means the Director of Planning and Building

Heritage Property - means a designated Heritage Property whether Municipal, Provincial or Federal

Maintenance - means actions undertaken to prevent the deterioration of a building or structure including functional adaptations required for modification of building systems, or to improve the quality of the exterior finish of the building or structure, but does not include any design change or replacement

Municipal Heritage Property - means any real property designated by Council, by bylaw, as municipal heritage property under the provisions of Section 11(1)a of the Act and shall also include any heritage property protected by Provincial or Federal legislation

Potential Heritage Property - means a property identified on Schedule "A" to the City's Heritage Holding Bylaw No. 8912.

Review Board - means the Saskatchewan Heritage Property Review Board
(#2009-40, s. 40, 2009)

3.0 ADMINISTRATION

3.1 APPLICATION OF THE GUIDELINES

3.1.1 That portion of the City of Regina shown on Map 1 which forms part of these Guidelines is hereby established, by bylaw, as a Heritage Conservation District to be known as the "Victoria Park Heritage Conservation District".

3.1.2 The Guidelines shall apply to the area established under Section 3.1.1.

3.1.3 No person shall erect, alter or demolish the external portions of any building or structure in the area without a heritage conservation permit approved in accordance with the provisions of these Guidelines.

3.1.4 Notwithstanding Section 3.1.3, a heritage conservation permit shall not be required for maintenance, as defined in these Guidelines, of the exterior of a building or structure.

3.2 APPLICATION FOR A HERITAGE CONSERVATION PERMIT

3.2.1 An application for a heritage conservation permit shall be filed with the Development Officer.

3.2.2 An application for a heritage conservation permit shall be evaluated on the basis of compliance with these Guidelines, with the applicable policies of the City of Regina's Development Plan and the regulations of the Zoning Bylaw.

3.2.3 An application shall be made by the owner or an agent on behalf of the owner of the property for which the development is proposed in the form prescribed in Appendix 'A' of these Guidelines and, if required by the Development Officer, shall be accompanied by supporting material which shall include:

(a) in the case of an existing building or structure, site plans and specifications which describe and illustrate in detail any proposed demolition, removal or other alterations to such building or structure and appurtenances thereto, including additions, deletions, design changes, replacements, and repairs (excluding maintenance as defined in these Guidelines) and any proposed changes to the existing open spaces, landscaping and other site details. The applicant shall provide a streetscape context elevation drawing if required by the Development Officer.

(b) in the case of new construction, site plans and specifications of the proposed building or structure and appurtenance thereto including details relating to the site such as landscaping and open spaces. The applicant shall provide a streetscape context elevation drawing if required by the Development Officer.

3.2.4 Applications for total demolition shall include plans for the redevelopment of the

site affected.

3.2.5 Where the Development Officer finds an application to be in accordance with these Guidelines, the Development Officer may issue a permit at his/her discretion. The Development Officer may refer an application to the Regina Planning Commission and shall give notice to the applicant of the date, place and time of the meeting that the application will be considered by the Regina Planning Commission in order that the applicant may make representation on the application.

(#2018-60, s. 28, 2018)

3.2.6 Upon approval of the application the Development Officer or his/her designate shall issue a heritage conservation permit for the property, under the terms and conditions specified in the approval.

3.2.7 No development under a heritage conservation permit shall commence without a building permit, where required, and a development permit first being obtained.

3.3 PUBLIC NOTIFICATION

3.3.1 The Development Officer may advertise the application in The Leader Post and/or post public notification signage on property affected by the heritage conservation permit application if the project is deemed to have a significant impact on the affected building and/or on the Victoria Park Heritage Conservation District. The sign shall indicate the purpose of the application and shall indicate where additional information may be obtained.

(#2009-40, s. 40, 2009)

4.0 GUIDELINES

The Victoria Park Heritage Conservation District has an impressive collection of older public and commercial buildings. New buildings in the district should be designed in such a manner that they are compatible with these heritage properties, it being understood that the purpose of these guidelines is not to limit the development density which would otherwise be permitted. The following guidelines shall be considered:

4.1 SCALE AND PROPORTION

4.1.1 Where new development is proposed adjacent to a Municipal Heritage Property or potential heritage property the new building should relate to the design elements of the heritage buildings in a way which enhances the existing heritage character.

4.1.2 New buildings which incorporate or are adjacent to a heritage building should respect the form of the heritage building.

4.1.3 Where a "podium plus tower" design is used, the facade of the podium portion of the new development should be set back from that of a heritage building. Where such an overall setback is not possible and both old and new facades are on the same or nearly the same plane, a physical architectural separation, such as a recess, may be needed to distinguish the two facades.

4.1.4 The tower portion of a new development which includes or is adjacent to a heritage building should be set back from the line of the facade of the heritage building to allow the heritage building to appear to be standing independently to the greatest extent possible, and to avoid the heritage building being dominated by the tower when viewed from pedestrian level.

4.1.5 An addition to an original building should incorporate a roof design which is similar or compatible to the roof of the existing building, and should use window and door proportions and spacing which are similar or compatible to those of the existing building.

4.1.6 Careful consideration should be given to the placement of mechanical equipment in order to maintain the visual integrity of the architectural characteristics that are appropriate to the Victoria Park Heritage Conservation District.

4.2 GENERAL GUIDELINES FOR REHABILITATION OF HERITAGE PROPERTIES OR POTENTIAL HERITAGE PROPERTIES

4.2.1 Whenever possible, the use proposed for the buildings should be compatible with the existing building such that only minimal changes are required to the building.

4.2.2 Re-creation of the original character of the buildings should always be a priority. The removal or alteration of any historical materials or features should be avoided whenever possible.

4.2.3 Design alterations which are not based on historical fact or which predate the period in which the building was originally constructed or are a later design character should be discouraged.

4.2.4 Distinctive stylistic features and examples of skilled craftsmanship should be preserved and treated sensitively.

4.2.5 Deteriorated architectural features should be repaired rather than replaced whenever possible. When replacement is necessary, the new material should match the original as to composition, colour, texture and design. The repair or replacement of architectural features should be based on historical or pictorial evidence.

4.2.6 In all cases, surface cleaning should be undertaken with the gentlest means available. Sandblasting, in particular, damages historic buildings and should not be undertaken without thorough testing prior to use on a building.

4.3 GENERAL GUIDELINES FOR RENOVATION OF OTHER PROPERTIES

4.3.1 Renovation of properties which are not heritage or potential heritage properties should be effected so that the renovation design relates to and respects the design elements of neighbouring heritage or potential heritage properties.

4.4 BUILDING MATERIALS

4.4.1 When new development is proposed adjacent to a Municipal Heritage Property or potential heritage property, the new building should incorporate building materials that are compatible with that of the subject heritage property(ies) with regard to type, colour and texture.

4.5 LANDSCAPING AND LIGHTING

4.5.1 Landscaping of the Scarth Street Mall and 1900 Block of Scarth Street shall be as per the revitalization plans previously approved by Council.

4.5.2 Landscaping and the design plan of Victoria Park shall be as per the intent of the Victoria Park Master Plan previously approved by Council.

4.5.3 New street furniture, including light standards, benches, garbage receptacles and transit shelters, shall be designed to complement the heritage character of the Heritage Conservation District.

4.5.4 When required, new street lighting shall be located to enhance the pedestrian environment.

4.6 SIGNS AND AWNINGS

4.6.1 Signs should be designed to complement the building to which they will be attached with regard to the size, typeface, graphics and materials used for the sign.

4.6.2 No sign should be of a size or situated in such a manner as to conceal any significant architectural features of the building.

4.6.3 When redevelopment of a site has occurred, the new signs shall be designed to be generally compatible with regard to size, typeface, graphics and materials used for other signs in the Heritage Conservation District.

4.6.4 Signs shall be limited to the identification of the business carried out on the premises. Off-premise advertising is not appropriate.

4.6.5 Portable signs as defined in Zoning Bylaw No. 9250 are prohibited.

4.6.6 Indirect lighting and neon tube are preferred to back-lit fluorescent sign illumination. When back-lit fluorescent signs are used:

- only the lettering should be lit;
- the background of the sign should be a dark or subdued colour that blends in with the building; and
- light intensity should not conflict with pedestrian-level street lighting.

4.6.7 The size and shape of awnings should be compatible with the sizes and shapes of windows and other architectural features.

4.6.8 The colours of the awnings should be compatible with the colour of the building.

4.6.9 Awnings should be installed within masonry openings so that they do not obscure details in the masonry or distort the architectural features of the building.

5.0 EXISTING MUNICIPAL HERITAGE PROPERTY WITHIN THE VICTORIA PARK HERITAGE CONSERVATION DISTRICT

5.1 With respect to Municipal Heritage Property, the above Guidelines will be used to consider the appropriateness of the alteration or demolition of all or any external portion of such a building or structure and any change to the existing signage and/or landscaping.

APPENDIX 'A'

APPLICATION FOR VICTORIA PARK HERITAGE CONSERVATION DISTRICT PERMIT

FOR OFFICE USE ONLY
APPLICATION NO.
LAND USE

1. APPLICANT: _____

_____

Name _____ _____
Address _____
Telephone: Home Office
Fax:

2. LOCATION OF SUBJECT PROPERTY:

_____

i) Legal Description: _____
Lot(s) _____
Block
Plan No.

ii) Civic Address: _____

3. APPLICANT'S INTEREST IN THE PROPERTY:

☐ Owner
☐ Tenant Provide letter of authorization
☐ Option to Buy] from owner to apply for development.

4. PRESENT ZONING OF PROPERTY:

5. PRESENT USE OF BUILDINGS AND PROPERTY: (be specific)

_____

6. PROPOSED USE OF BUILDINGS AND PROPERTY:
(State exactly what you propose to do.)

_____

7. IF REQUIRED BY THE DEVELOPMENT OFFICER, ATTACH 5 COPIES OF PLANS WHICH CONTAIN THE FOLLOWING INFORMATION AS NECESSARY:

a) Location of the building(s) on site.
b) Dimensions of all buildings, setbacks, and property lines (in metric).
c) Drawn to scale (in metric units).
d) Indicate any streets or lanes bordering on the property.
e) Floor plan and dimensions of each floor, and street facing/flanking elevation plans indicating height.
f) Materials used and architectural details.
g) A landscape plan.
h) Illustration of proposed signs.
i) Provide North arrow.
j) Elevation plans of buildings on adjacent properties showing all significant architectural details.

A streetscape elevation drawing may also be required by the Development Officer.

8. ~~PROVIDE HISTORY OF THE SITE, AND INCLUDE AVAILABLE HISTORIC PHOTOGRAPHIC MATERIAL AND PLANS.~~

Date of Construction:
Date of Photograph(s):
Site History (or attachment):

9. SITE PHOTOGRAPHS:

All applications must include exterior photographs, as detailed below:

- ~~All street facades (straight on views).~~
- ~~All accessible corners (showing two sides in each~~

10. PROJECT IMPACT:

Please indicate how the project will conform to the Victoria Park Heritage Conservation District Guidelines:

11. SUBMIT THIS FORM TOGETHER WITH ALL ATTACHMENTS TO:

Director of Planning and Building
9th Floor, City Hall
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

Signature of Applicant

Signature of Owner
(If different from Applicant)

Date

photograph).

- Details of any areas where repairs or replacements are necessary.
- General view of overall property, showing the structure in relation to the surrounding properties.

APPENDIX C: Structural Condition Assessment – Credit Foncier Building (JCK Engineering)

JCK ENGINEERING
STRUCTURAL ENGINEERING CONSULTANTS

2424 College Avenue
Regina, SK S4R 1C8
P: 306.585.6126
www.jckengineering.com

August 28, 2025

JCK File: 196-25

Donald Luxton and Associates Inc.
602-134 Abbott Street
Vancouver, BC V6B 2K4

Attn: Paola Rodriguez

Re: Structural Condition Assessment – Credit Foncier Building
2184 12th Avenue, Regina, Saskatchewan

Dear Paola:

As requested, JCK Engineering has completed a structural condition assessment of the Credit Foncier Building located at 2184 12th Avenue in Regina, Saskatchewan. It is our understanding that our assessment and this report will be included in a comprehensive heritage review and assessment that is being prepared by Luxton and Associates for the City of Regina. The purpose of our assessment was to identify structural deficiencies and to present methods that could be undertaken to stabilize the structure should that be required.

The original construction drawings of the building were not available at the time of our inspection, therefore critical details regarding the methods of construction could not be referenced as part of our assessment of the structure. Our assessment was visual only and did not include any destructive testing or removal of architectural finishes to view hidden structural components. We cannot guarantee that the building structure or the structural components would meet the loading requirements of the National Building Code of Canada.

Building Structure Description

The Credit Foncier Building was constructed c. 1912 and designed by Van Egmond & Story, a prominent architectural firm in Regina during that time. During our inspection we observed concrete floor slabs at the main, second and third floors that spanned to what we believe were steel beams embedded in concrete. We believe that the columns were also constructed of steel that were embedded in concrete. This was a common construction type at that time, and we are aware of similar buildings designed by Egmond & Story that used this method of construction. It is possible that the east and north walls consist of load bearing masonry, however the architectural style on the west and south elevations suggests that steel columns are embedded behind the Tyndall stone pilasters. The building structure is supported by a brick masonry foundation that is presumably constructed on a concrete strip footing. The basement floor slab is a concrete slab on grade.

Observations

During our inspections we made the following observations:

1. The west and south elevations of the building were clad in Tyndal Stone. At several locations we observed cracks projecting from grade level up into the stone, and the lower portions of the stone were stained from moisture that has been wicked upwards from the stone. There were cracks in some mortar joints, but also cracks in the stones, Photos 1 to 4.
2. There were cracks in the mortar joints on the southwest elevation around the entrance, Photo 5.
3. The east and north elevations of the building consist of multi wythe brick masonry that had experienced severe erosion of the mortar joints at several locations. Cracks had also formed at various locations throughout the wall, Photo 7 to 13.
4. A stairwell was located on the east side of the building that led to an entrance in the basement. The retaining wall along the length of the stairs had failed, causing the wall to bow inwards and a concrete walkway along the edge to rotate, Photo 14.
5. The concrete floor slab in the basement was heaved. Moisture infiltration had caused the surface to scale, and efflorescence deposits were present, Photo 15.
6. In the basement it was clear that the brick masonry foundation walls were wicking moisture from the footing and soil below. Paint and small pieces of brick had fallen from the wall. The condition was present throughout the basement, Photo 16 to 18.
7. The main floor, second floor and third floors of the building did not display any indications that structural deficiencies were present. The floors may have been slightly uneven from foundation movement, however there were no obvious signs of distress.
8. There was a hole present near a roof drain on the roof. It appeared that water had flowed into space at some point recently, Photo 24.

Discussion

Generally speaking, the building structure was in fair to good condition. If the building were to remain in place, then the east and north walls would require brick repointing and repairs to stabilize the walls. The west and south elevations would also need to be repointed.

The poor condition of the brick masonry lower on the building, and the erosion of the mortar joints, appeared to have been partially caused by moisture that had been wicked up from the ground below. This was consistent with the condition of the foundation walls inside the building that had also deteriorated from wicking of the moisture. The only way to stop this type of water infiltration is to excavate around the perimeter of the building and install proper waterproofing and drainage. The buildings proximity to the sidewalk and street on the south and west sides would make this level of intervention very challenging. It would be more economical to simply monitor the conditions and make minor repairs as needed.

The condition of the stairwell down to the basement on the south side of the building was significant safety hazard. Its condition was brought to the attention of the property manager immediately as the

space appeared to be frequently occupied and there is a risk that the wall could fail further. It is our understanding that the stairwell has been filled since the time of our inspection.

Conclusion

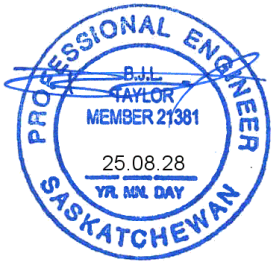
Based on our observations, we believe that the only required intervention at this time would be repointing and repair of the brick and blocks around the exterior of the building. The order of magnitude cost for this scope of work would be between $225,000 and $350,000. In terms of maintenance, we would recommend that an owner carry $10,000 for miscellaneous brick repairs that may be required from time to time.

We trust that this report meets your needs at this time.

Yours truly,

JCK ENGINEERING INC.

Brad Taylor, P.Eng.
Principal | Director of Engineering



Association of Professional Engineers & Geoscientists of Saskatchewan

CERTIFICATE OF AUTHORIZATION

JCK Engineering Inc.

Number C0794

Permission to Consult held by:

Discipline	Sk. Reg. No.	Signature
STRUCTURAL	21381	

Photo 1: Cracks observed in the mortar joints and stones on the west elevation

Photo 2: Cracks observed in the mortar joints and stones on the west elevation

Photo 3: Cracks observed in the mortar joints and stones on the south elevation

Photo 4: Cracks observed in the mortar joints and discoloration of the stone from moisture

Photo 5: Cracks in the mortar joints around the southwest entrance

Photo 6: Partial View of the East Elevation

Photo 7: Partial View of the East Elevation

Photo 8: Eroded mortar joints on the east elevation

Photo 9: Cracks observed throughout the wall and eroded mortar joints the parapet

Photo 10: Eroded mortar joints, deteriorated brick masonry, and cracks from differential movement

Photo 11: View of the building from the north east side of the building

Photo 12: Elevation of the north side of the building

Photo 13: Partial elevation of the north side of the building where mortar joints have eroded at the parapet

Photo 14: Uneven sidewalk above the retaining wall that had failed

Photo 15: Heaved floor slab in the basement with cracks and efflorescence. Typical slab and beam construction could also be observed in the basement.

Photo 16: View of the foundation wall where moisture had caused the surface to fail

Photo 17: View of the foundation wall where moisture had caused the surface to fail

Photo 18: View of the foundation wall where moisture had caused the surface to fail

Photo 19: View of the Main Floor

Photo 20: View of the Main Floor

Photo 21: View of the Second Floor

Photo 23: View of the Third Floor, also showing the location of the water leak

Photo 24: Within the wood roof structure, a metal pipe was observed where the leaks appeared to have originated.

Expanding Housing Choices – Manufactured Homes

Date	November 13, 2025
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC25-33

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* to allow manufactured homes in all residential zones as described as Appendix A – Zoning Bylaw Amendments of this report.

2. Instruct the City Solicitor to prepare the necessary bylaw amendments to make the recommendations to be brought forward following approval of the recommendations by City Council and the required public notice.

3. Remove item *MN25-7 Amend The Zoning Bylaw, Bylaw No. 2019-19: Making room for Affordable Manufactured Homes City-Wide* 1(a) from the list of outstanding items.

4. Approve these recommendations at its meeting on November 19, 2025.

ISSUE

This report responds to resolution *MN25-7 Amend The Zoning Bylaw, Bylaw No. 2019-19: Making room for Affordable Manufactured Homes City-Wide* from City Council on March 26, 2025, directing Administration to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) to allow for manufactured homes in all residential zones.

IMPACTS

Policy Impact

The proposed amendment supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), Section D6 – Housing – relating to supporting housing supply and the diversity of housing forms. Allowing manufactured homes in all zones may increase the housing supply, diversity and innovation of housing options to support complete neighbourhoods across Regina.

Strategic Priority Impact

The proposed amendments advance the City's Strategic Priorities, including Livability by introducing a new housing option, previously not available, into neighbourhoods. The proposed amendments also support the use of existing infrastructure.

Environmental Impact

The recommendations in this report do not have direct impacts on energy use and greenhouse gas (GHG) emissions.

Indigenous Impact

The proposed amendment supports key objectives of kâ-nâsihtikawin (Indigenous Framework) relating to wîtaskêwin (WEE-tah-skay-win) – *living together on the land, in harmony* – by encouraging and making space for diverse housing options in all neighbourhoods.

There are no financial, legal, labour or community well-being impacts regarding this report

OTHER OPTIONS

OPTION 1 – Approve the proposed amendments related to the Zoning Bylaw – RECOMMENDED

> **Advantage:** This amendment will permit an additional housing option within all residential zones, allowing Manufactured Homes to be permitted in all neighbourhoods.
>
> **Consideration:** Not all lot sizes will be suitable to accommodate a Manufactured Home. Factors such as street width, turning radius, and lot dimensions must be evaluated to ensure compatibility with Manufactured Homes.

OPTION 2 – If City Council has specific concerns with the proposed changes to the Zoning Bylaw, it may refer them back to Administration to consider further recommendations – NOT RECOMMENDED

Advantage: This option could provide an opportunity for clarification and additional information, if deemed necessary.

Consideration: This could delay the process and potentially limit one of the options for infill housing development.

OPTION 3 – City Council may choose not to approve the proposed amendments and maintain the status quo – NOT RECOMMENDED

Advantage: No further work is required by Administration.

Consideration: The housing option will not be permitted citywide and will be restricted exclusively to areas zoned RMH – Residential Manufactured Home Zone (RMH), which is currently limited to two locations in the city.

COMMUNICATIONS & ENGAGEMENT

In 2024, Administration launched a BeHeard page (www.regina.ca/housingoptions) where residents can ask questions and sign up to receive updates on housing options. The public were informed of the launch of this resource through news releases, notices on the City's social media platforms, and information provided to Community Associations to share with their members.

Zoning Bylaw Amendments for Expanding Housing Choices – Manufactured Homes was added to the existing BeHeard page on September 25, 2025 and subsequently 111 subscribers to the BeHeard page received an email outlining the proposed Zoning Bylaw Amendments. The BeHeard page focused on providing information on initiatives that would help Expand Citywide Housing Options, including the recommendations and options presented in this report. The public were invited to provide feedback on the draft recommendations that would permit Manufactured Homes in all residential zones. People or groups wishing to be involved in the decision process will be kept informed.

The required notice of the public hearing when City Council considers the associated bylaw amendments will be given in accordance with *The Public Notice Policy Bylaw, 2020*.

DISCUSSION

Background

The Zoning Bylaw currently only allows Manufactured Homes on properties zoned RMH, which is limited to two specific areas – one in Glen Elm and one in Argyle Park. Should a landowner want to place a Manufactured Home on a lot in any other residential area in the city, rezoning to RMH would be necessary, which presents a barrier to development of this housing option.

Based on research, Yellowknife, Northwest Territories, is the only city in Canada to permit Manufactured Homes broadly in residential zones. Administration is aware that other jurisdictions across North America are considering such zoning changes, along with additional changes to allow greater housing choice within communities.

Manufactured Home Standards and Characteristics

The Zoning Bylaw currently defines a "Building, Manufactured Home" as a *transportable structure placed atop a permanent frame or chassis and is designed to be transported on wheels and chassis or by other means*.

Manufactured Homes are residential structures built after 1976 and certified by the Canadian Standards Association (CSA). The CSA certifies that Manufactured Homes are produced in accordance with standard CSA A277, indicating that a Manufactured Home meets Canadian safety and quality standards for electrical, plumbing, heating, and structural integrity. These labels are essential for safety assurance, obtaining financing and insurance, complying with regulations, resale eligibility, and reducing maintenance costs. Manufactured Homes are intended for year-round occupancy, not seasonal use, as some park model trailers are intended. Only Manufactured Homes that meet current CSA standards may be moved to a new site upon completion of the building permit review and issuance. Those that do not meet the CSA standard, already existing in Regina or elsewhere, cannot be accommodated at a new site.

Manufactured Homes Benefits and Considerations

The change to the Zoning Bylaw to allow Manufactured Homes to be placed within any residential zone would open potential development to essentially any residential lot that can accommodate the structure physically, while meeting existing development standards. Through research, Administration has summarized the following general benefits and considerations for City Council's consideration:

<u>Benefits</u>

- **Factory Built:** The benefits of factory-built housing are being promoted by the federal government. As factory-built housing, Manufactured Homes are open to customization, subject to quality control standards, result in less material waste, and have a faster speed of construction compared to conventional housing. The construction process of factory-built housing is less disruptive to surroundings as the on-site construction duration is drastically reduced and is less intense (i.e. noise, dust, etc.).
    - It should be noted that modular housing, which is currently allowed, would be equally as beneficial and is not regulated as a land use.
- **Mobility:** Although most Manufactured Homes are situated on site, once for the life of the structure, they are a unique type of factory-built home as they are designed to be transported to different sites, should the owner choose.

- **Affordability:** In general, there are some affordability benefits with Manufactured Homes including a reduced purchase price; however, establishing a new site and foundation work would add to the overall cost for an owner.
- **Choice:** The change would give owners another housing option within the city, whereas options within the city are currently narrow.
- **New Development Areas:** The change to the Zoning Bylaw would allow for planned community for Manufactured Homes to be established the same as a typical multi-family residential parcel (e.g. Townhouses) as a permitted use. Should a land developer see demand for this option, a new planned community may be more easily accommodated.

Considerations

- **Financing Barriers:** Financing a Manufactured Home may be difficult because lenders see them as higher risk, especially if the home is on rented/leased property. Fewer loan options, higher interest rates, and concerns about depreciation also make financing more difficult.
- **Assessed Value:** Manufactured Homes typically have a lower market value than traditionally built homes. This means the assessed value is also lower, generating less tax revenue than a traditional built dwelling on the same or similar lot.
- **Site Costs:** Site preparation costs would be similar to traditional housing development, which includes land purchase or lease costs, surveying, site clearing and grading, foundation construction, installation of sewer, water, utilities, and permit fees. Complications in these factors may add to the cost and erode affordability of this option.
- **Transportation and Logistics:** As Manufactured Homes are large and (typically) delivered in one piece, some streets and locations are more conducive than others. Obstructions such as trees, underpasses, overhead utilities, and road width may limit, complicate, and increase the cost of logistical transportation to certain sites and into certain neighbourhoods. Transportation of oversized loads requires special permits and must be done via highways or expressways. Deliveries within busy or fully developed neighbourhoods may require temporary road closures. This is why traditional ‘home parks’ tend to be located near highways, major roads or in communities without these logistical restrictions. A full-size Manufactured Home would be limited to only those lots able to accommodate the delivery, which would naturally limit the uptake of this housing form.

Summary

Although Manufactured Homes are unique from traditional residential buildings, in some respects, Administration has found there is no strong rationale to regulate Manufactured Homes differently from other types of buildings. By continuing to regulate Manufactured Homes uniquely, such homes will continue to be limited to specified locations (only) within the city and Zoning Bylaw Amendments would be required for each new location. This may be perceived as an exclusionary zoning practice, which does not align the City’s strategic priorities, ensuring that residential development serves the diverse needs of residents and there is housing choice within each neighbourhood.

If the recommendations are approved, the Zoning Bylaw would no longer limit Manufactured Homes to specific locations, as they would be allowed in all neighbourhoods. Administration has identified that, in practice, locating a Manufactured Home on a single lot may be limited by cost and logistical factors and the development of a site still requires professional expertise and pre-planning. The proposed change to zoning does provide the opportunity to establish new "home parks" within either new neighbourhoods or redeveloping areas of the city.

DECISION HISTORY & AUTHORITY

On March 26, 2025, City Council considered *item MN25-7 Amend The Zoning Bylaw, Bylaw No. 2019-19: Making room for Affordable Manufactured Homes City-Wide* and directed Administration to prepare a report by no later than early Q4 2025 to amend the Zoning Bylaw as follows:

- Direct Administration to prepare a report by no later than early Q4 to amend the Zoning Bylaw as follows:
    a. Permit manufactured homes on vacant lots within the following zones to increase diverse housing options Citywide:
        - RU – Residential Urban
        - RN – Residential Neighbourhood
        - RL – Residential Low-Rise
        - R1 – Residential Detached
        - Other residential zones as deemed appropriate upon review, aligning with OCP policies for diverse housing.

    b. Enforce that all manufactured homes placed on vacant lots shall adhere to regulatory compliance and development standards to ensuring quality, safety, and neighbourhood integration including but not limited to the following "Safety and Quality Standards":
        - Comply with Canadian Standards Association (CSA) standards for manufactured homes.
        - Adhere to the National Building Code of Canada, as adopted and amended by the City of Regina.
        - Zoning Bylaw Compliance: Comply with all other applicable regulations of The Zoning Bylaw, including but not limited to, regulations related to yards, setbacks, and height to maintain neighbourhood character.
        - Minimum Lot Size and Frontage: Adhere to the minimum lot size and frontage requirements specified for dwelling units in the respective zone.
        - Setbacks: Comply with front, side, and rear yard setback requirements specified in the Zoning Bylaw.
        - Landscaping and Screening: Implement landscaping and aesthetic screening requirements aligned with those of the underlying zone, potentially including screening for garbage, refuse, recycling collection areas, and outdoor storage areas.
        - Maximum Height: The maximum building height for manufactured homes shall adhere to the standards of the underlying zone.

c. Consider and implement the following measures:
   - Complete Neighborhood Alignment: Ensure placement aligns with the OCP's guidelines for complete neighbourhoods, guaranteeing access to amenities, services, and transportation options.
   - Site Standards: Utilize site standards to address specific criteria for land use.

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Larrah Olynyk, Senior City Planner

ATTACHMENTS
Appendix A - Zoning Bylaw Amendments

PROPOSED ZONING BYLAW AMENDMENTS FOR MANUFACTURED HOMES

Note: Text with a strikethrough in red (e.g. ~~OLD~~) is to be deleted; and
Text that is bold in blue (e.g. NEW) is to be added to the policy.

Amendment No.	Reference (Zoning Bylaw chapter section and table)	Existing Zoning Bylaw	Proposed change (new text shown in bold; removed text struck out)	Rationale
1.	**Chapter 2:** INTERPRETATION, LAND USE SPECIFIC REGULATIONS & SITE DESIGN STANDARDS	**"factory-built building"** means a building constructed and labelled under the requirements of the Canadian Standard Association standard CSA A277.	~~"factory-built building" means a building constructed and labelled under the requirements of the Canadian Standard Association standard CSA A277.~~	Removing this definition, as it is no longer referenced throughout the Bylaw.
2	**Chapter 2:** INTERPRETATION, LAND USE SPECIFIC REGULATIONS & SITE DESIGN STANDARDS	**"Building, Manufactured Home"** means a transportable structure placed atop a frame or chassis and is designed to be transported on its own wheels and chassis or by other means.	**"Building, Manufactured Home"** means a transportable structure placed atop a permanent frame or chassis and designed to be transported on ~~its own~~ wheels and chassis or by any other means and constructed and labelled under the requirements of the Canadian Standards Association Standard CSA A277.	The definition has been revised to provide greater clarity regarding the different types of factory-built homes. Removed the term 'its own' as these homes might not necessarily have their own wheels, while sometimes they are delivered on a frame with wheels, and the wheels are taken off once they are installed.
4.	**Chapter 2:** INTERPRETATION, LAND USE SPECIFIC REGULATIONS & SITE DESIGN STANDARD	**"building permit"** means a permit issued under The Building Bylaw of the City of Regina authorizing the construction of a building.	**"building permit"** means a permit issued under The Building Bylaw of the City of Regina authorizing the construction and placement of a building.	The term *placement* has been added to address the placement of "Building, Manufactured Home".
5	**Chapter 3:** RESIDENTIAL ZONES All Residential Zones (excluding RMH) Table 3. T1 – Building Types	Add new row T1.6	T1.6 Building, Manufactured Home — Permitted	Added the category – Building, Manufactured Home, for all residential zones to allow these homes on any residential lot.
6	**Chapter 3:** RESIDENTIAL ZONES All Residential Zones Table 3. T3 – Development Standards	Add text	Add new bullet points under Standards: • Building, Detached • Building, Stacked • Building, Manufactured Home	Added to the category – Building, Manufactured Home, to clarify which development standards these building types will follow.

Amendment No.	Reference (Zoning Bylaw chapter section and table)	Existing Zoning Bylaw	Proposed change (new text shown in bold; removed text struck out)	Rationale
7	**Chapter 3:** RESIDENTIAL ZONES All Residential Zones Table 3. T5 – Accessory Buildings or Structures	Add text	Add to the Development Criteria under (1) Accessory to a: (a) Building, Detached (b) Building, Row; (c) Building, Stacked; or (d) Building, Manufactured Home	Added to the category – Building, Manufactured Home, to allow accessory units with this building type.

Parcel Code Class Change – 5901 9th Avenue N & 190 Pinkie Road

Date	November 13, 2025
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC25-34

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve a resolution, pursuant to Section 172.1 of *The Planning and Development Act, 2007*, with respect to parcels legally described as Blk/Par D, Plan 102387113 Ext 0 and Blk/Par E, Plan 102387113 Ext 0, as shown in Appendix A-2, to:
    a. Designate the parcels as Municipal Utility Parcel; and
    b. Direct Administration to cause the Municipal Utility Parcel designation to be registered on the title for the parcels.

2. Approve these recommendations at its November 19, 2025 meeting.

ISSUE

This report responds to a request to designate 9501 9th Avenue N and 190 Pinkie Road (Subject Property) as a Municipal Utility (MU) Parcel to accommodate the Coopertown storm water servicing strategy and the Northwest Regional Wastewater Lift Station project. A City Council resolution is required to make the Parcel Code change. There are no zoning considerations required as the Subject Property has already been rezoned to the appropriate PS – Public Service Zone.

IMPACTS

Policy Impact

The proposal supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to supporting long-term infrastructure and building complete neighbourhoods.

Strategic Priority Impact

The proposal supports the City's Strategic Priorities relating to Economic Prosperity by supporting infrastructure for long-term economic growth.

Environmental Impact

The recommendations in this report aim to support future development of storm water and wastewater infrastructure, including pumping, and, as such, is anticipated to have a future impact on energy use and greenhouse gas (GHG) emissions; however, these impacts cannot be quantified at this time.

There are no financial, legal, labour, Indigenous or community well-being impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to designate the Subject Property as a MU – RECOMMENDED

Advantage: Approving the report recommendation will support the development of a municipal utility which accommodates infrastructure for new growth.

Consideration: The Subject Property is already zoned PS – Public Service Zone and is intended to accommodate municipal infrastructure. The Parcel Code change allows the parcel to be legally recognized as being used to support municipal utilities.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – NOT RECOMMENDED

Advantage: Ensures that all information requested by Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the applicant.

OPTION 3 – Deny the application and not designate the Subject Property as a MU – NOT RECOMMENDED

Advantage: There is no advantage for the City associated with this option.

Consideration: The parcel will not have the appropriate Parcel Code and will not legally be recognized as being used to support municipal utilities.

COMMUNICATIONS & ENGAGEMENT

The applicant and any interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application is considered. Due to the type of application, there is no public notice requirement under *The Public Notice Policy Bylaw, 2020*.

DISCUSSION

Overview
Sureshkumar Rajakumar, of Midwest Surveys Inc. (the Applicant), on behalf of Dream Asset Management Corporation (the Landowner), requests that the MU designation be applied to the Subject Property (Appendix A-1). The purpose of this designation is to establish the necessary legal status for accommodating a site dedicated to municipal infrastructure and utilities.

The Subject Property is zoned PS – Public Service and consists of two parcels (Appendix A-1):

- Block D is intended to accommodate a storm water management facility associated with the Coopertown Neighbourhood servicing scheme.
- Block E is intended to accommodate the proposed Northwest Regional Lift Station (NWRLS).

Both parcels are currently used for agricultural production and are located in part of the city reserved for long-term, future (“500K”) development, per OCP Growth Plan.

Concurrent with the registration of the MU designation, the Subject Property will be transferred to the City.

A City Council resolution is required to enact the MU designation, per *the Planning & Development Act, 2007* (Section 172.1), as it constitutes a “parcel code class change”.

Assessment
The proposed MU designation aligns with the Coopertown Neighbourhood Plan (OCP – Part B.17), which recognizes the need to extend municipal infrastructure, associated with the Coopertown development area, south of 9th Avenue North (corresponding to Subject Property vicinity). Further, the parcel boundaries and zoning (PS – Public Service Zone) are already established.

The proposed MU designation aligns with the OCP and supports the City’s strategic priorities relating to growth, development and housing.

DECISION HISTORY & AUTHORITY

On August 11, 2021, City Council considered item *CR21-118 Zoning Bylaw Amendment – Regina Bypass and 9th Avenue North – PL202100088* and approved rezoning the subject properties from UH – Urban Holding Zone to PS – Public Service Zone.

On June 15, 2022, City Council considered item *CR22-72 Closure of Utility Parcels – 9501 9th Avenue N – PL202200047* and adopted a resolution to remove the Municipal Utility parcel designation of the Subject Property.

On June 25, 2025, City Council considered item *CR25-76 Municipal Front-ending Lift Stations* and adopted a resolution to amend the *Development Levy Bylaw, 2011* to adopt the Northwest Regional Wastewater Lift Station Municipal Front-Ending Policy.

Section 172.1 of the *Planning and Development Act*, *2007* requires a City Council resolution to designate a parcel of land as a Municipal Utility parcel.

Respectfully Submitted,

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Tyson Selinger, City Planner I

ATTACHMENTS

Appendix A-1 – Location
Appendix A-2 – Zoning
Appendix A-3 – Proposed Descriptive Plan

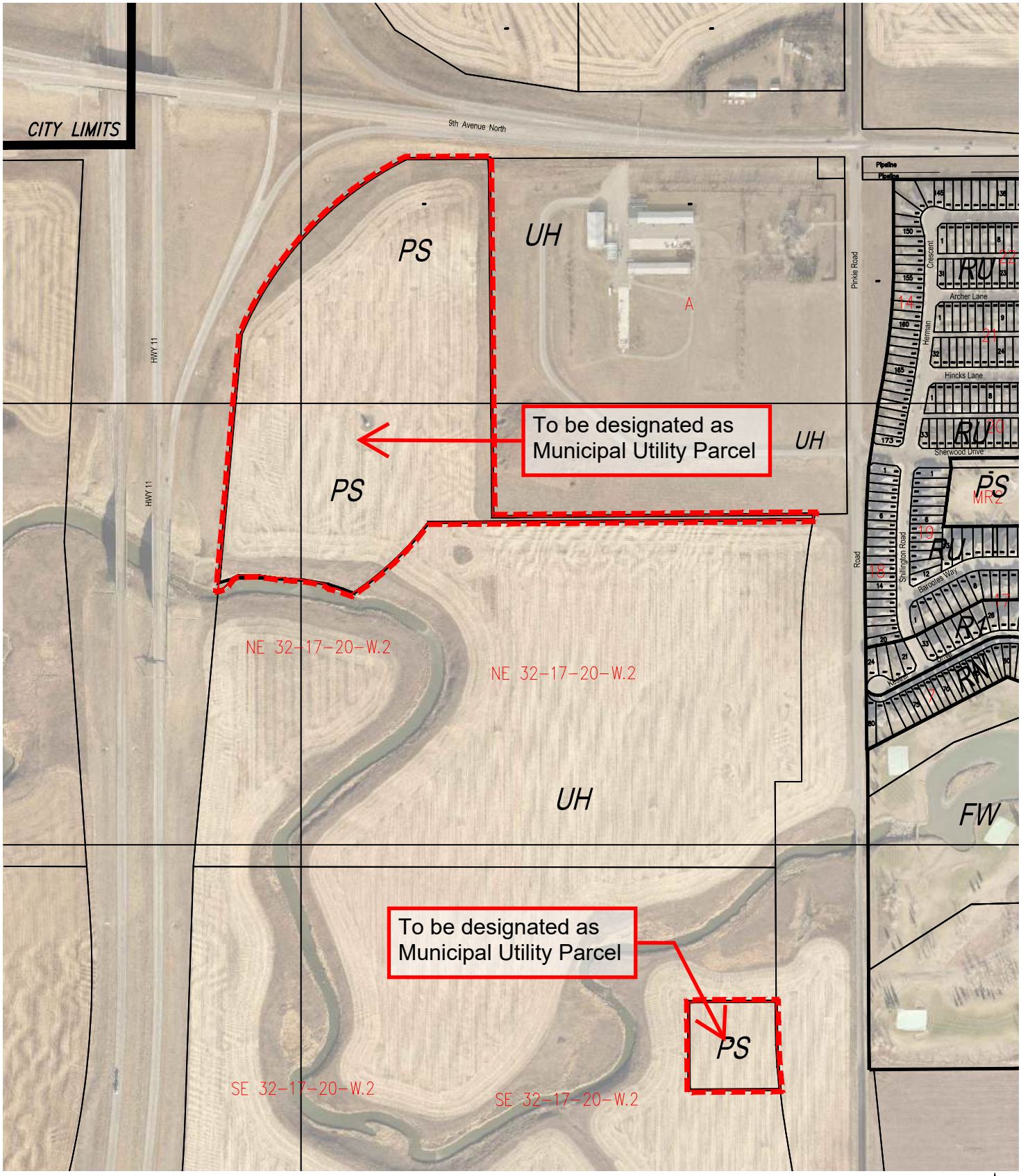
Appendix A-1

Subject Property

Date of Photography: 2020

Project PL202500309 Civic Address/Subdivision 9501 9th Ave N & 190 Pinkie Rd

Appendix A-2



Subject Property

Date of Photography : 2020

Project PL202500309 Civic Address/Subdivision 9501 9th Ave N & 190 Pinkie Rd

Appendix A-3 – Proposed Descriptive Plan

Descriptive Plan Type II
Showing Surface
Parcel Class Code Change
In E ½ Sec 32-17-20 W2 Mer.
City of Regina
By S.Rajakumar, SLS
August 28, 2025

I Sureshkumar Rajakumar, of City of Regina, on August 28, 2025 request the following Parcel Class code changes as described below. All required approvals/consents have been attached to this application.

SCHEDULE

Existing Parcel Number	Existing Parcel LLD	Existing Old Parcel Class Code	New Parcel Class Code	*New Parcel LLD*
203960459	Blk/Par D Plan No 102387113 Extension 0	Parcel (Generic)	Municipal Utility Parcel	MU 1, Ext. 0
203960448	Blk/Par E Plan No 102387113 Extension 0	Parcel (Generic)	Municipal Utility Parcel	MU 2, Ext. 0

Upon completion of the above parcel class code changes, the boundaries of the resulting parcels MU 1, Ext. 0 and MU 2, Ext. 0 are the same as those that constitute the perimeter of surface parcels 203960459 and 203960448 as shown on plan 102387113.

Sureshkumar Rajakumar,SLS