



HERITAGE PLAN
CITY OF SASKATOON






Little Stone School float in front of McLean Building.
Photograph PH-95-78-73C.
Courtesy Saskatoon Public Library – Local History.

Where a discrepancy between this Plan and the Civic Heritage Policy approved by City Council exists, the Civic Heritage Policy approved by City Council shall apply.

Prepared by City of Saskatoon, Planning & Development
www.saskatoon.ca (look under 'H' for Heritage)

Printed April 2014

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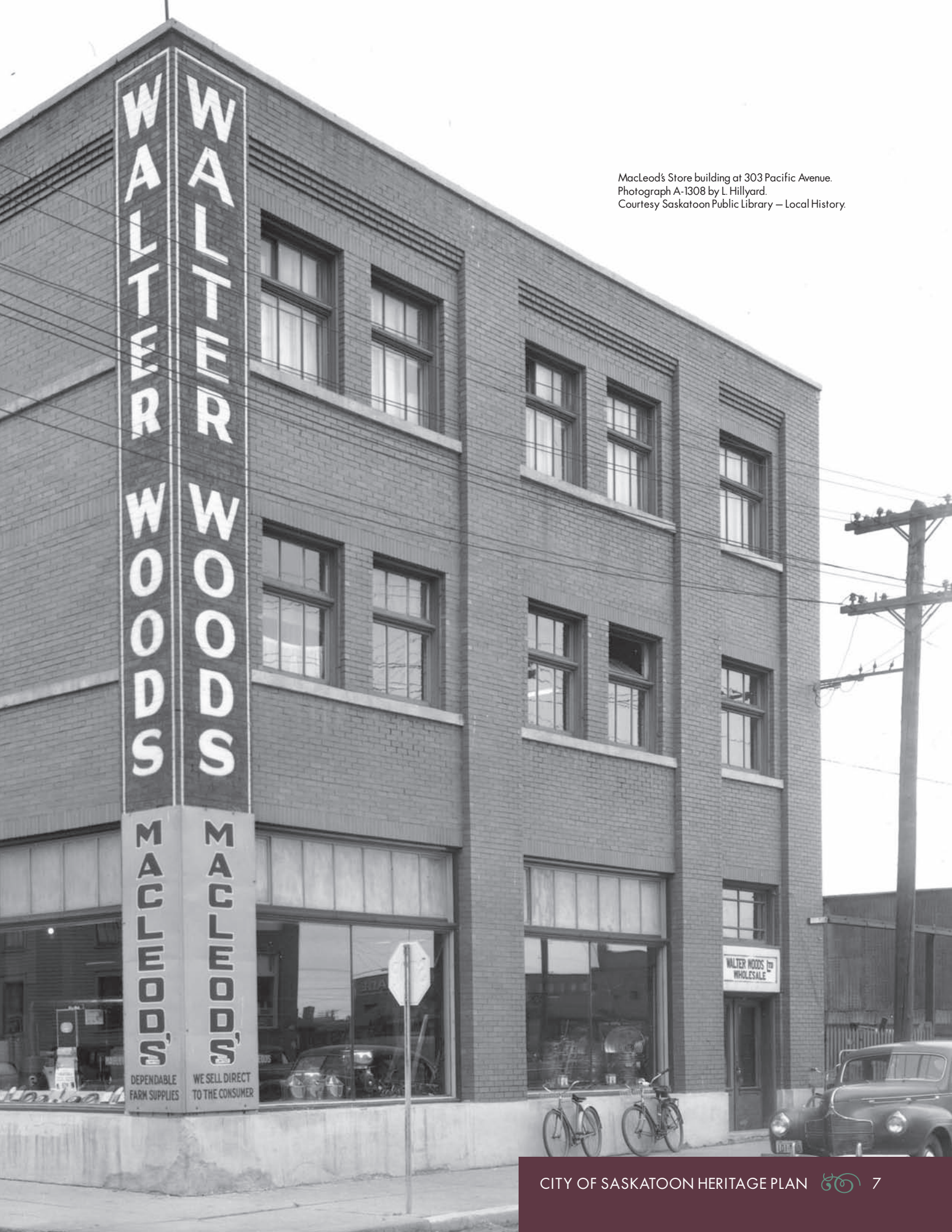
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PREAMBLE

BENEFITS TO HERITAGE CONSERVATION

Heritage conservation has many potential cultural, social and economic benefits. Conserving and interpreting a community's heritage allows it to retain and convey a sense of its history, provides aesthetic enrichment and offers educational opportunities. Heritage resources help us understand where we have come from so that we can appreciate the continuity in our community from past to present to future. Historic sites become physical landmarks and touchstones. Many other intangible cultural heritage features — such as traditions, events and personal histories — add to the city's vibrancy and character. This broad range of heritage resources represents a legacy that weaves a rich and unique community tapestry.





MacLeod's Store building at 303 Pacific Avenue.
Photograph A-1308 by L. Hillyard.
Courtesy Saskatoon Public Library – Local History.

THE SASKATOON HERITAGE PLAN

“ As we plan for Saskatoon’s future growth, we will respect our past...”

The City of Saskatoon retains a vibrant, sustainable and diverse heritage character, both tangible and intangible, that enriches our urban streetscapes, and enhances the quality of life in Saskatoon by providing cultural and educational opportunities. As we plan for Saskatoon’s future growth, we will respect our past, and provide a balance for new development that recognizes the importance of our heritage resources, our intangible cultural heritage and our natural landscapes. The City of Saskatoon (the City) recognizes the important role that heritage conservation plays in enhancing both cultural and economic vitality and will support a Heritage Conservation Program that conserves significant heritage resources in our evolving community development.

PLAN OVERVIEW

In 2012, the City completed a Heritage Policy and Program Review. The review provided a framework to further recognize the potential of the city’s heritage resources to act as a solid basis for the development of a vital and sustainable urban environment. Through a broad collaborative process involving many stakeholders, the review identified an array of goals and actions, gathered into an implementation strategy that integrates conservation initiatives within the land use planning

and development approval process, and supports community heritage initiatives and partnerships. The review provided a framework for heritage policies and procedures for the continuing survey of potential heritage resources, renewed focus for heritage incentives and integration with long-range planning objectives including sustainability and economic development initiatives.

Building on the Heritage Policy and Program Review, City Council approved an updated Civic Heritage Policy in March 2014. The updated policy provides for an expanded definition of heritage and provides strategic direction for the conservation of tangible and intangible heritage resources in the city of Saskatoon. The Saskatoon Heritage Plan is a companion document to this updated Civic Heritage Policy. The Plan describes the City’s long-term approach to support the preservation of Saskatoon’s historic resources by linking the updated Civic Heritage Policy with implementation actions.

The Plan has been divided into three parts:

- Part 1: The Role of the City
- Part 2: Linking Policy with Action
- Part 3: Civic Programs

Part 1 of the Plan outlines the role of the City in heritage preservation by highlighting the City’s partnerships, the Municipal Heritage Advisory Committee and the relationship between this Plan and other City plans, programs and policies.

Part 2 of the Plan links the Civic Heritage Policy with actions. Building on the implementation actions outlined in the Heritage Policy



A L Cole Pump House at River Landing.

and Program Review completed in August 2012, the Civic Heritage Policy and associated actions support an enhanced and effective municipal Heritage Conservation Program that will protect and interpret Saskatoon's heritage assets into the future.

Part 3 of the Plan outlines the civic programs related to the Heritage Conservation Program including details about how to designate a property in the city of Saskatoon and the incentives available for Municipally Designated Properties.

GOALS OF THE HERITAGE PLAN

Four goals for the City of Saskatoon's Heritage Program were identified through the Heritage Policy and Program Review. These goals form the basis for the City's updated Civic Heritage Policy and this Plan.

GOAL 1 *City Heritage Stewardship*

The City will provide leadership in heritage conservation through a policy of civic heritage stewardship.

GOAL 2 *Enhanced Heritage Program*

The City will develop an enhanced City of Saskatoon Heritage Policy and Program framework that links to broader civic goals of sustainability, economic development and neighbourhood planning, while providing significant and sustainable development opportunities.

GOAL 3 *A Broader Recognition of Heritage*

The City will preserve, protect and interpret significant historical resources that illustrate the broad range of Saskatoon's heritage values.

GOAL 4 *Neighbourhood Heritage Planning*

The City will plan for the sustainable development of healthy neighbourhoods, based on their historic identity and character.

ROLE OF THE CITY IN HERITAGE CONSERVATION

The authority for the management of heritage sites is enabled under the Province of Saskatchewan's *Heritage Property Act*. In order to achieve this, the City implements a number of programs, such as incentive programs, to support the conservation of heritage sites in the city. The City relies on its community partners and the Municipal Heritage Advisory Committee to provide support that is complementary to the City's initiatives.

COMMUNITY PARTNERSHIPS

There are a number of community groups, associations and organizations that provide heritage programming and support services that are complementary to the City's initiatives.

The City's partners include:

- Meewasin Valley Authority
- University of Saskatchewan
- Saskatoon Heritage Society
- Heritage Saskatchewan
- Architectural Heritage Society of Saskatchewan
- Wanuskewin Heritage Park
- Gustin/Trounce Heritage Committee
- Saskatoon Archaeological Society
- Western Development Museum
- Diefenbaker Canada Centre
- Ukrainian Museum of Canada
- Saskatchewan Indian Cultural Centre
- Tourism Saskatoon

MUNICIPAL HERITAGE ADVISORY COMMITTEE

The *Heritage Property Act* states: "Any Council, by bylaw, may establish a Municipal Heritage Advisory Committee to advise and assist the council on any matters arising out of this Act or the regulations." The Act also states that Council should consult with Municipal Heritage Advisory Committee prior to designating a property or demolishing a designated property.

Saskatoon established a Municipal Heritage Advisory Committee in 1981 under Bylaw No. 6111, with meetings that are open to the public and minutes that are publicly available. Terms for appointment to the Municipal Heritage Advisory Committee are two years, but there are no term limits. The Municipal Heritage Advisory Committee submits an annual report on its activities to City Council through the Planning, Development and Community Services Committee. The most recent report is posted on the Committee's webpage at www.saskatoon.ca.

The Committee provides education and awareness programs, subject to budget limitations and in consultation with City Administration. The Municipal Heritage Advisory Committee has undertaken a number of projects to promote heritage including the publication of two books: *Saving Our City* (1995) and *Exploring the "Wonder City"* (2002).

RELATIONSHIP TO OTHER PLANS, POLICIES AND STRATEGIES

The City of Saskatoon Heritage Program exists within a broad municipal policy framework that



regulates and plans for Saskatoon’s development. Where possible and appropriate, new and existing City programs and policies seek to provide the necessary regulations and innovations to support heritage initiatives. Some of the existing policies and plans in place are the Strategic Plan, Official Community Plan, Local Area Plans, Culture Plan, and the City Centre Plan.

STRATEGIC PLAN

The City of Saskatoon’s Strategic Plan was released in January of 2012. It is reviewed every year by City Council. Based on the visioning exercise, Saskatoon Speaks, the Strategic Plan considers what Saskatoon would look like if it grew to half a million people.



The plan contains Strategic Goals which are based on areas that the community and City Council has identified to realize our vision and accomplish our mission over the next ten years.

The aims and duties of Municipal Heritage Advisory Committee are to provide advice to City Council:

- On any matter arising out of *The Heritage Property Act* or the regulations there under and on the Civic Heritage Policy.
- On any changes to the criteria for evaluation of properties of architectural or historical value or interest with respect to heritage designation.
- With respect to revisions to the list of properties, sites, buildings and areas worthy of conservation as set out in The Holding Bylaw No. 6770.
- On buildings, properties and artifacts to be designated under *The Heritage Property Act*.
- On policies related to conserving heritage properties and areas.
- On current heritage conservation legislation and to recommend proposed changes to municipal legislation to conserve heritage properties and areas.
- On ways to increase public awareness and knowledge of heritage conservation issues.
- On any other matters relating to buildings and areas of architectural or historical significance.
- On properties and artifacts owned by the City.
- To prepare and update, in consultation with the City’s Administration, a brochure and/or information on the website describing the Committee’s mandate, membership, qualifications, recent activities, regular meeting schedule and how the public can contact the Committee.

Saskatoon Collegiate Institute,
411 11th Street E.



Heritage has been included in the strategic goals of Quality of Life & Sustainable Growth.

- *Quality of Life: Culture thrives in Saskatoon where diverse traditions, religions and languages are respected and celebrated.*
- *As a community, we find new and creative ways to showcase our city's built, natural and cultural heritage. Every citizen feels a sense of belonging.*
- *Sustainable Growth: Reserve the character of heritage buildings and historical landmarks.*

OFFICIAL COMMUNITY PLAN

The Official Community Plan (Bylaw No. 8769) is a broad land-use framework intended to guide future growth and development in Saskatoon. The Official Community Plan defines the City's role in conserving and interpreting cultural and built heritage. Policies relating to heritage are intended to be updated as a result of the recommendations from the Heritage Policy and Program Review.

LOCAL AREA PLANS

Local Area Plans (LAPs) are community-based, long-range plans that focus on the renewal of established neighbourhoods and distinct areas in Saskatoon. By engaging the community in the development of long-range plans, residents, business owners and other stakeholders have a direct and active role in determining the future of their neighbourhood. The LAP process provides the community an opportunity to create a vision, identify issues, develop goals and outline strategies to ensure the long-term success of their neighbourhood. The completed



LAP establishes the objectives and policies that will guide the growth and development of a neighbourhood into the future.

In each LAP, community heritage is examined and included in the report. Recommendations or action items are often included relating to heritage. The following example has been taken from the City Park LAP.

- *City Park Built Heritage Committee:*
- *That the City Park Community Association,*
- *City Park Local Area Planning Committee*
- *and interested stakeholders meet to*
- *discuss the potential of creating a City*
- *Park Built Heritage Committee and that*
- *the Planning & Development Division*
- *attend a meeting in this regard. And, if*
- *created this committee could discuss*
- *issues such as heritage hardware exchange*
- *events, Architectural Control Districts and*
- *renovating older homes.*

CULTURE PLAN

Saskatoon's Culture Plan was approved by City Council on September 12, 2011. The Plan is the culmination of two years of work that included extensive community engagement. Heritage

is listed as a key direction in the Plan, which provides a solid basis for further integration of heritage and cultural goals within broader civic planning initiatives.

Key direction 2 of the Culture Plan is to: *Ensure Cultural Heritage is Conserved and Valued*. Under this key direction, three strategies have been identified as follows:

- Strategy 1: Identify and conserve Saskatoon's distinctive natural and built heritage resources.
- Strategy 2: Pilot and promote innovative approaches to interpreting and promoting cultural heritage resources and experiences.
- Strategy 3: Build upon the City and community's capacity to support heritage conservation.

Heritage conservation of the built environment, and cultural heritage in the broader sense, is referenced throughout the Culture Plan. The Plan is a foundational base for tying the Heritage Program to broader civic goals and objectives.



CITY CENTRE PLAN

Saskatoon's City Centre Plan was approved by City Council on December 16, 2013. The Plan outlines a series of design initiatives and policies that ensure that the City achieves the vision of Saskatoon Speaks and the Strategic Plan. The Plan guides the design of public places, transportation, parking, infrastructure, sustainable design practices, design guidelines, zoning, heritage and culture. Many of Saskatoon's heritage assets are within the city centre and the Plan provides recommendations to ensure that these assets are protected for the long term.

The Heritage and Culture section of the City Centre Plan recommends:

- Expanding the number of assets listed on the Saskatoon Register of Historic Places.
- Explore options for modifications to the Building Bylaw No. 7306 to allow for amendments to provide accommodation for adaptive reuse of heritage assets.
- Designate areas of heritage interest.
- Provide more funding incentives for protection and restoration of heritage assets.
- Review financial obstacles and investment obstacles to adaptive reuse of buildings.
- Establish the City Centre as the central hub for arts and culture in the region.
- Review opportunities for public infrastructure including streetscape improvements to incorporate local craftsmanship and expressions of local culture.
- Support for art both in public spaces as well as for art incorporated into private development.
- An Art Walk is envisioned to celebrate the area's cultural heritage.

POLICY AND ACTIONS

“The City has a key role to play in ensuring that Saskatoon’s Heritage resources are conserved.”

On December 16, 1996, City Council approved the City of Saskatoon’s Civic Heritage Policy. The Civic Heritage Policy was a result of the reactive approach to heritage conservation by the City at that time. The policy committed the City to conserving and interpreting the material, natural and cultural heritage in the community of Saskatoon in a planned, selective and cost feasible manner for the benefit of current and future generations of Saskatoon citizens and visitors.

By 2012, the Civic Heritage Policy no longer reflected the current best practices in heritage conservation. The City’s Heritage Program had been in place since the late 1990s and had achieved many positive results; however, improvements to the program were required. As a result, an updated Civic Heritage Policy was approved by City Council in March of 2014 based on the recommendations of the Heritage Program and Policy Review.

This section of the Heritage Plan links the City’s updated Civic Heritage Policy with implementation actions. Building on the City of Saskatoon Heritage Policy and Program Review completed in August 2012, the Policy and implementation action items support an enhanced and effective municipal Heritage Program that will protect and interpret Saskatoon’s heritage assets into the future.

A LEADERSHIP IN HERITAGE PRESERVATION

The City has a key role to play in ensuring that Saskatoon’s Heritage resources are conserved. The Authority for the management of heritage sites is enabled under the provincial Heritage Property Act. In order to achieve this goal, the City implements a number of civic initiatives including incentive programs to support the conservation of heritage sites in Saskatoon. The City relies on its community partners and the Municipal Heritage Advisory Committee to provide support that is complementary to civic initiatives.

A.1 CITY HISTORY

In co-operation with key community partners, the City should set, by example, the standard for other owners of heritage properties.

Policy

- a) The City will interpret its own history as a municipal government, the history of City-owned heritage properties and the history of the development of Saskatoon.

Actions

- a) Confirm the City’s leadership role in this significant area of public policy and inform the public of its intentions to achieve high heritage standards.
- b) Explore current best practices (e.g. City of Montreal and New York “Places Matter”) in the treatment of a broader range of heritage resources.
- c) Explore municipal best practice heritage policies regarding sustainability, economic revitalization, tourism and affordable housing.

- d) Integrate heritage initiatives with broader civic goals of economic development, sustainability, quality of life, affordable housing initiatives and neighbourhood planning in all aspects of the municipal planning framework. Revise or develop the City's policy framework to consistently reference what is "heritage" and how it will be conserved.

A.2 THE CITY AS A PROPERTY OWNER

In 2001, City Council approved the City-owned Heritage Property Program. The purpose of the program is:

- 1) To be proactive in the identification of heritage structures owned by the City.
- 2) To ensure that the City exercises appropriate stewardship over the heritage structures in its care.
- 3) To provide City Council with the comprehensive range of information it needs to make appropriate and effective decisions regarding the stewardship of City heritage structures.
- 4) To integrate heritage conservation into the City's property management plans.

Policy

- a) As a property owner, the City will develop a proactive heritage review and evaluation process which will identify City-owned heritage property at a time when the structure is still in use.
- b) Management plans for City-owned heritage properties will be based on the following principles: protect, manage, program and interpret.

Actions

- a) Prepare Conservation Plans and Maintenance Agreements for City-owned

heritage sites, based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

- b) Review the protection, management, programming and interpretation of City-owned heritage and potential heritage properties.
- c) Provide the Transportation and Utilities Department with the training and resources to adopt proper heritage conservation procedures for City-owned heritage sites.
- d) Identify and evaluate the full range of City-owned heritage resources, including cultural and natural landscapes.
- e) Undertake the development of a city-wide thematic framework and a historical context statement that will support the evaluation of Saskatoon's heritage resources.

A.3 CITY ARCHIVES

The City of Saskatoon Archives contains records from the City of Saskatoon and its predecessor bodies dating back to 1902. These maps, plans, letters, reports, agreements, contracts, minutes and directories document the history and growth of the City and its administration, and the decisions that created the Saskatoon that we know today. City Archives is part of the Office of the City Clerk and acts both to support the administrative and legislative functions of the City of Saskatoon as well as to be an information resource for the public.

Policy

- a) Matters related to City Archives are dealt with through the records management component of the City Clerk's Office. The relevant policies will be cross-referenced to ensure an integrative approach.



Superintendents' Residence at the
Saskatoon Forestry Farm Park & Zoo

As of 2014, the City of Saskatoon owns several significant heritage resources that form the core of the City's heritage stewardship policy including eight designated heritage sites:

- *Marr Residence (currently seeking National Historic Site designation)*
- *Superintendent's Residence (National Historic Site at the Saskatoon Forestry Farm Park & Zoo)*
- *Bowerman Residence*
- *Albert School Community Centre*
- *Little Chief Service Station*
- *Nutana Pioneer Cemetery*
- *Woodlawn Cemetery/Next-of-Kin Memorial Avenue (National Historic Site)*
- *City Gardener's Site in Victoria Park*

A.4 THE MUNICIPAL HERITAGE ADVISORY COMMITTEE

The provincial *Heritage Property Act* states: "Any Council, by bylaw, may establish a Municipal Heritage Advisory Committee to advise and assist the Council on any matters arising out of this Act or the regulations." The Act also states that Council should consult with the Municipal Heritage Advisory Committee prior to designating a property or demolishing a designated property. Saskatoon established a Municipal Heritage Advisory Committee in 1981 under Bylaw No. 6111. Terms for appointment to the Municipal Heritage Advisory Committee are two years, but there are no term limits.

As of March 2014, the Municipal Heritage Advisory Committee currently reports to Council through the Planning and Operations Committee. The Municipal Heritage Advisory Committee does not have an initiating role in bringing issues forward to Council.

Policy

The Municipal Heritage Advisory Committee has been established to advise City Council on any matters arising from *The Heritage Property Act* or its regulations and on the Civic Heritage Policy. The committee's mandate is outlined in the Municipal Heritage Advisory Committee terms of reference.

Actions

- a) Evaluate the ability for the Municipal Heritage Advisory Committee to have an initiating role in bringing issues forward to Council.
- b) In consultation with the Municipal Heritage Advisory Committee, the Heritage

Coordinator should lead in implementing heritage strategies and actions identified in the Heritage Policy and Program Review.

- c) Revise the wording of the Heritage Property (Approval of Alterations) Bylaw No. 8356 to exempt repairs and minor alterations from referral to the Municipal Heritage Advisory Committee.

B PROTECTING OUR BUILT HERITAGE

The heritage conservation movement at the present time represents a broad-based, multi-faceted approach where historic resources promote and support downtown revitalization, neighbourhood stabilization, affordable housing, cultural tourism, education, sustainability and economic development. Heritage conservation, in general, provides stability in the marketplace and helps protect property values. This is especially the case where incentives are offered.

B.1 HERITAGE EVALUATION

Current best practice for heritage evaluations, defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada* employs values-based criteria based on Historic Context Statements and Thematic Frameworks, with Statements of Significance employed as an analytical tool. A thematic framework organizes and defines historical themes that identify significant sites, persons and events. Historical themes provide a context within which heritage significance can be understood, assessed and compared. Themes help explain why a site exists, how it can be changed and how it relates to other sites linked by the theme. Furthermore, the *Standards and Guidelines for the Conservation of Historic Places in Canada*

provide a common benchmark to guide restoration and rehabilitation of historic places, ensuring that heritage values are preserved and that these historic places continue to be useful resources in the life of a community.

The City will use the *Standards and Guidelines for the Conservation of Historic Places in Canada* as the basis for all heritage project review and the granting of heritage incentives.

Policy

- a) The City will evaluate heritage resources considered for municipal designation using a consistent evaluation methodology to determine heritage significance, heritage value and character defining features.
- b) *Standards and Guidelines for the Conservation of Historic Places in Canada* provides advice to achieve good heritage conservation practice. The City will use the *Standards and Guidelines* as a benchmark to assess the conservation interventions proposed for designated municipal heritage buildings.
- c) The City may require developers of large scale projects that include or are adjacent to heritage resources to prepare a heritage impact statement as a way of generating information necessary for designation and a conservation plan.

A **Heritage Impact Assessment** is a study to evaluate the impact a development may have on the heritage resource and recommend options for conservation of the resources.

- d) The City will determine situations where immediate consideration to the designation of any heritage resource should be

considered if that resource is threatened with demolition or adverse impacts, which may impact its heritage value as outlined in *The Heritage Property Act*.

Actions

- a) Use the *Standards and Guidelines for the Conservation of Historic Places in Canada* as the basis for all City heritage initiatives and as the basis for all heritage permit applications and the granting of incentives.
- b) Provide City staff and Municipal Heritage Advisory Committee with the training and resources to fully understand the use of the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- c) Provide improved training and resources for Building Standards staff in the proper application of *Standards and Guidelines for the Conservation of Historic Places in Canada* as well as in flexible responses to the application of building codes and standards in heritage situations.
- d) Review the City's existing heritage evaluation criteria and replace the numerical analysis component with values-based criteria and the use of Statements of Significance.
- e) Require Statements of Significance as the basis of any building/development permit application or review of proposed interventions to heritage sites.

A **Statement of Significance** is a written document that identifies the heritage value of an historic place and lists the *character defining elements* that must be retained to preserve this value. The Statement of Significance allows professionals, planners, and the public at large to understand a community's recognition and valuation of the historic place. More information about the elements contained in the Statement of Significance is contained in Appendix C.

B.2 HERITAGE INVENTORY

In 2004, the City of Saskatoon created a Built Heritage Database. The purpose of the database was to create an inventory, or broad overview, of Saskatoon heritage to use as a planning and management tool. The criteria set to determine inclusion of properties on the database were broad and general and designed to exclude very little.

In 2014, the City of Saskatoon created the Saskatoon Register of Historic Places as the official listing of sites considered to have heritage value.

The Register is managed under the Heritage Program and includes properties that are designated, properties listed on Holding Bylaw No. 6770 and properties listed on the Built Heritage Database and have achieved the criterion to be eligible for municipal heritage designation.

Properties listed on the Register are monitored by the City's Administration and are flagged in the City's database. Flagging procedures act as a "distant early warning system" to ensure a proactive response to heritage issues. This ensures property owners are aware of potential heritage significance and allow an early City response when appropriate.

Policy

- a) The City will identify and document the City's Heritage Resources through the development and maintenance of the Built Heritage Database.
- b) The City will create and maintain the Saskatoon Register of Historic Places (Register), which is an official listing of sites considered to have heritage value. Sites listed on the Saskatoon Register of Historic Places are federally, provincially, municipally designated or achieve the criterion to be eligible for Municipal Heritage Designation under the Heritage Conservation Program. The Register will be updated regularly and will be accessible to the public. Monitoring of the sites listed on the Register will provide the opportunity for intervention to achieve better outcomes for protection of heritage.

Actions

- a) Establish the Register by Council Resolution, which will initially include identified heritage sites. Ensure that the Register is consistently referenced in the City's policy framework.
- b) Initiate an evaluation of the Built Heritage Database, to identify the sites of highest heritage value that can be included on the Register.

The Saskatoon Register of Historic Places is the City of Saskatoon's official listing of sites considered to have heritage value. Three categories of heritage resources are listed on the Register:

- 1) Properties that are federally, provincially or municipally designated.
- 2) Properties listed on the Holding Bylaw No. 6770.
- 3) Properties that are achieved the criterion to be eligible for municipal heritage designation.

- c) Make the Register available on the City of Saskatoon’s website.
- d) Use the Register as the basis for eligibility for heritage conservation incentives.
- e) Identify heritage resources other than buildings, such as cultural landscapes, that can be included on the Register.
- f) As it is developed, use the Register as the basis for flagging procedures on the municipal database.
- g) Continue to identify built, natural and cultural heritage resources using an expanded definition of heritage and heritage conservation.

B.3 INCENTIVES

Incentives provide a means by which legal protection can be secured for heritage sites and also help ensure long-term conservation by supporting ongoing maintenance and financial viability. In general, incentives leverage many times their original value in owner investment, construction and job creation.

Incentives are only available for those properties that are designated as a Municipal Designated Heritage Property. Properties that are municipally designated, by bylaw, require the owner to maintain the property and must have civic approval to alter the heritage elements of the property. This protection is in the form of a bylaw, which is registered against the title of the property and continues to apply when ownership changes.



Albert School,
610 Clarence Avenue.



Pettit Sommerville Residence,
870 University Drive.



Little Stone School House,
University of Saskatchewan.

Policy

- a) The City will support the conservation of heritage properties through incentives provided to encourage property owners in the conservation of heritage properties.
- b) The City will offer both monetary and non-monetary incentives to Municipal Designated Heritage Properties for the preservation, rehabilitation and restoration of character defining elements.

Actions

- a) Undertake a review of a range of potential new heritage incentives, including mechanisms for developers to leverage abatements towards securing financing for conservation efforts, providing Statements of Significance and establishing grants for the ongoing maintenance of heritage buildings.
- b) Review the application of building codes and standards on heritage projects. Consult with the Province of Saskatchewan regarding the provision of flexible exemptions and equivalencies. Determine if appropriate equivalencies and exemptions can be consistently offered on heritage projects.
- c) Undertake economic case studies of previous heritage incentive packages, to determine how effective they were in achieving conservation outcomes, and what would be required to improve the heritage response and the resulting community benefit.

C EDUCATION & AWARENESS

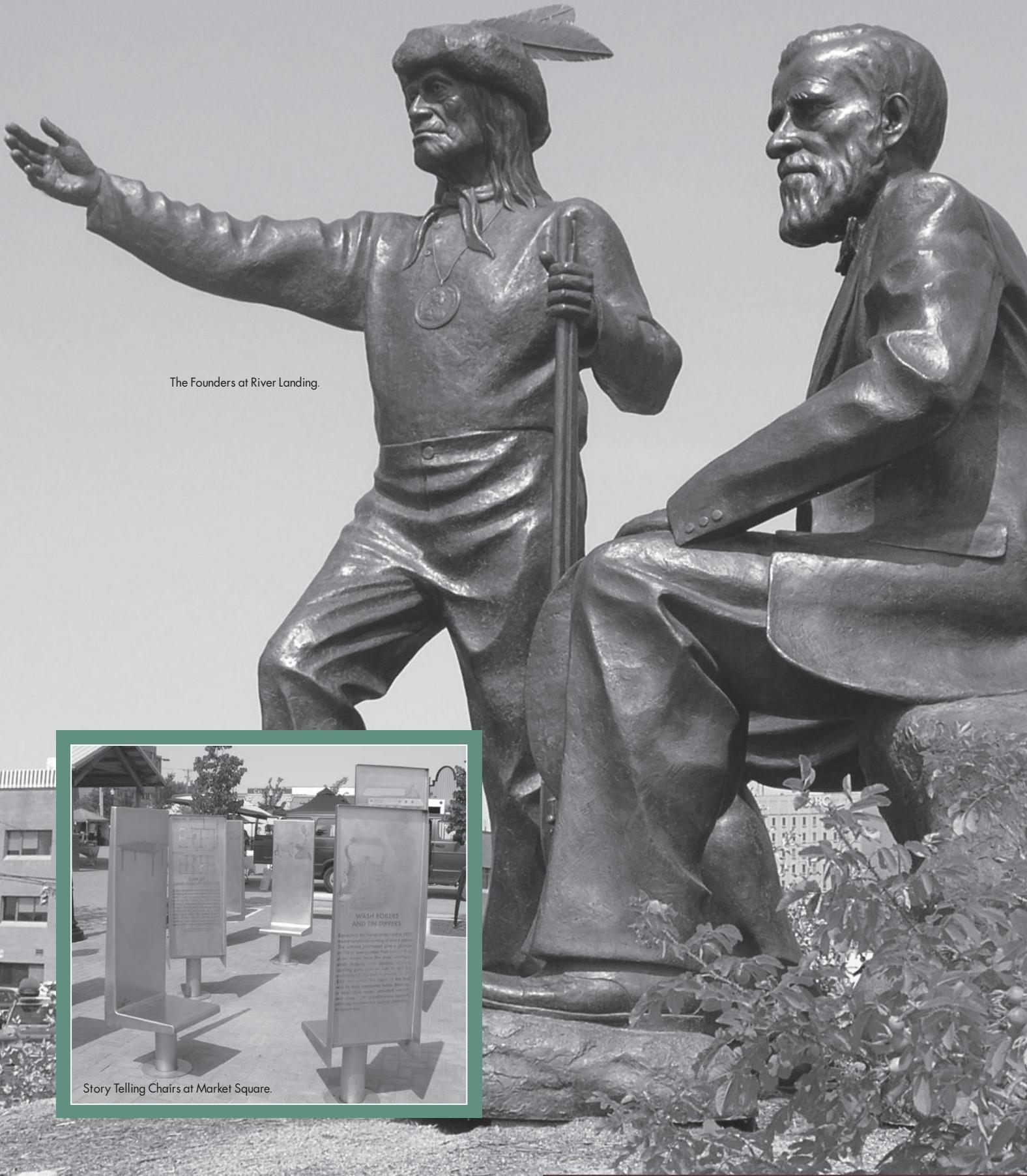
The City will continue to actively support heritage education and awareness initiatives, through community partnerships and as resources allow. This will provide leadership in heritage communication that will raise the profile of heritage by broadly supporting community partners that can inform a wide audience, including community associations, museums and the educational community.

Policy

- a) The City will support heightened awareness of the value and issues regarding preservation of Saskatoon's historic resources.
- b) The City will provide information on the City's policies, processes and actions for the preservation of historic resources.
- c) The City will promote and publicize the heritage of Saskatoon and provide support to partners who tell the Saskatoon story through both paper and digital formats and other related means.

Actions

- a) Realize heritage awareness through public programming, including commemoration, interpretation and public art, as well as the ongoing development of community partnerships.
- b) Support and increase the profile of Saskatoon's Heritage Awards Program by advertising the program details and award recipients.
- c) Develop a consistent brand and image for the City's interpretation initiatives.
- d) Encourage collaborations between heritage organizations and schools to enhance the teaching of local history.



The Founders at River Landing.



Story Telling Chairs at Market Square.

- e) Develop a full range of partnership opportunities.
- f) Make information available about Saskatoon's historic resources through a variety of means to enhance public awareness and understanding of local history and heritage resources. This could include:
 - Providing a more coordinated approach to collecting, preserving and interpreting Saskatoon's story.
 - Expanding support for the Local History at the Saskatoon Public Library.
 - Enhancing the profile of the City Archives.
 - Coordinating events such as Doors Open, Heritage Fair and Culture Days.

Policy

- a) The City will incorporate local history interpretive elements through plaques, public art and other opportunities as they present themselves in the public realm.

Actions

- a) Continue partnership initiatives to implement a program of interpretive features, such as commemorative plaques and signs throughout the city for built, natural and cultural heritage using common themes such as pioneer settlement, First Nations settler relations and river history, as well as more recent historical themes such as post-World War II immigration and the boom and bust economy.

D NEIGHBOURHOOD HERITAGE RESOURCES & HERITAGE CONSERVATION DISTRICTS

Saskatoon's residential neighbourhoods bring history, meaning, identity and a sense of belonging to their residents. The unique identity, character and heritage resources of each neighbourhood should be identified, protected and commemorated.

Policy

- a) Existing housing stock provides a pool of affordable housing in established neighbourhoods. Planning for the sustainable development of established neighbourhoods will be based on their historic identity to ensure that development in residential areas is compatible with existing form and character.
- b) The City may require developers of large scale projects that include or are adjacent to heritage resources to prepare a heritage impact statement as a way of generating information necessary for designation and a conservation plan.

Actions

- a) Support enhanced conservation of neighbourhood heritage character through the Local Area Plan process. Ensure heritage conservation policies are appropriately referenced and potential heritage properties are recognized as plans for heritage neighbourhoods are updated.
- b) Build upon historic integrity and infrastructure when developing infill plans for historic neighbourhoods. Ensure the inclusion of mechanisms that will provide incentives for the retention of historic resources.

- c) Support affordable housing policies through continued and adaptive re-use of existing housing stock.

Policy

- a) The City may establish Heritage Conservation Districts or areas of heritage interest to recognize, protect and enhance the character of distinct heritage areas in Saskatoon.

Actions

- a) Identify, and where appropriate, establish Heritage Conservation Districts as a way of recognizing a wide number and type of heritage resources.

“*Saskatoon’s residential neighbourhoods bring history, meaning, identity and a sense of belonging to their residents. The unique identity, character and heritage resources of each neighbourhood should be identified, protected and commemorated.*”

E CONSERVATION OF NATURAL AREAS AND ARCHEOLOGICAL SITES

The Province of Saskatchewan is responsible for the protection of archaeological resources in the province. The City of Saskatoon works closely with Provincial authorities to ensure the protection of archaeological resources in the city.

The Civic Heritage Policy ensures the inter-relationship between the conservation of heritage, natural areas and architectural sites is reflected, however, implementation of this policy is completed through the City of Saskatoon’s Official Community Plan and other policies such as the City’s Wetland Policy No. C09-041.

Policy

- a) The City will identify and protect important ecosystems and other natural areas and archaeological sites, as part of the land development process.
- b) The conservation of natural areas and archaeological sites will be implemented through Section 9.2 of City of Saskatoon Official Community Plan Bylaw No. 8769.
- c) The City will work with provincial Government authorities to ensure the protection of archaeological resources.



Section 9.2 of the Official Community Plan:

9.2 CONSERVATION OF NATURAL AREAS AND ARCHAEOLOGICAL SITES

9.2.1 Objectives:

- a) To identify and protect important ecosystems and other natural areas and archaeological sites, as part of the land development process.
- b) To enhance the beauty and enjoyment of the city and region.
- c) To conserve the biodiversity of both plant and animal life for the enjoyment of present and future generations.

9.2.2 Policies:

RESPONSIBILITY a) The long-term preservation and protection of natural features is a responsibility of local residents, property owners, government agencies and the private sector.

IDENTIFICATION OF NATURAL AREAS

b) The City shall maintain a current inventory of remaining natural areas, as well as archaeological and paleontological sites, within the City and immediate area.

ANALYSIS OF NATURAL AREAS

c) As part of the suburban development area, neighbourhood or industrial area concept plan design process, a general screening shall be undertaken for important natural areas, features or archaeological sites. If deemed appropriate, more detailed analysis of natural areas or features shall be undertaken by a qualified consultant, acceptable to both the City of Saskatoon and the developers, with all costs borne by the affected developers.

PROTECTION OF NATURAL AREAS

d) The conservation or mitigation for loss of important natural areas, features or archaeological sites shall be considered in the review of area sector plans, neighbourhood or industrial area concept plans, subdivision applications, and proposals to include lands within Phasing Sequence I of the Official Community Plan.

Phasing Policy

INTERIM USE e) In advance of a neighbourhood or industrial area concept plan, subdivision plan or development permit for a permanent use being approved for an area, any application to excavate, strip, grade or remove vegetation from the land shall require a development permit issued under the Zoning Bylaw. The Development Officer shall issue a development permit when satisfied that the excavation, stripping, grading or removal of vegetation is necessary for the interim use, development or maintenance of the subject land, considering the need to conserve important natural areas and vegetation, the maintenance of effective drainage patterns, and the health and safety of persons in the area.

INTEGRATED OPEN SPACE f) Wherever possible, important natural areas, features and systems shall be integrated into new development areas and form part of the park and open space system, including the retention of natural corridors and natural ponding areas.



StarPhoenix Clock,
5th Avenue near 24th Street.



F CULTURAL LANDSCAPES

In the past, the City of Saskatoon's Heritage Program has focused primarily on buildings in the downtown and the University of Saskatchewan. However, Saskatoon has inherited a rich and deeply significant legacy that includes many categories of resources in addition to buildings. The City should seek, through leadership and partnerships, to identify, protect and celebrate a broad range of potential heritage resources for the valuable contribution that they make toward a complete understanding of Saskatoon's history.

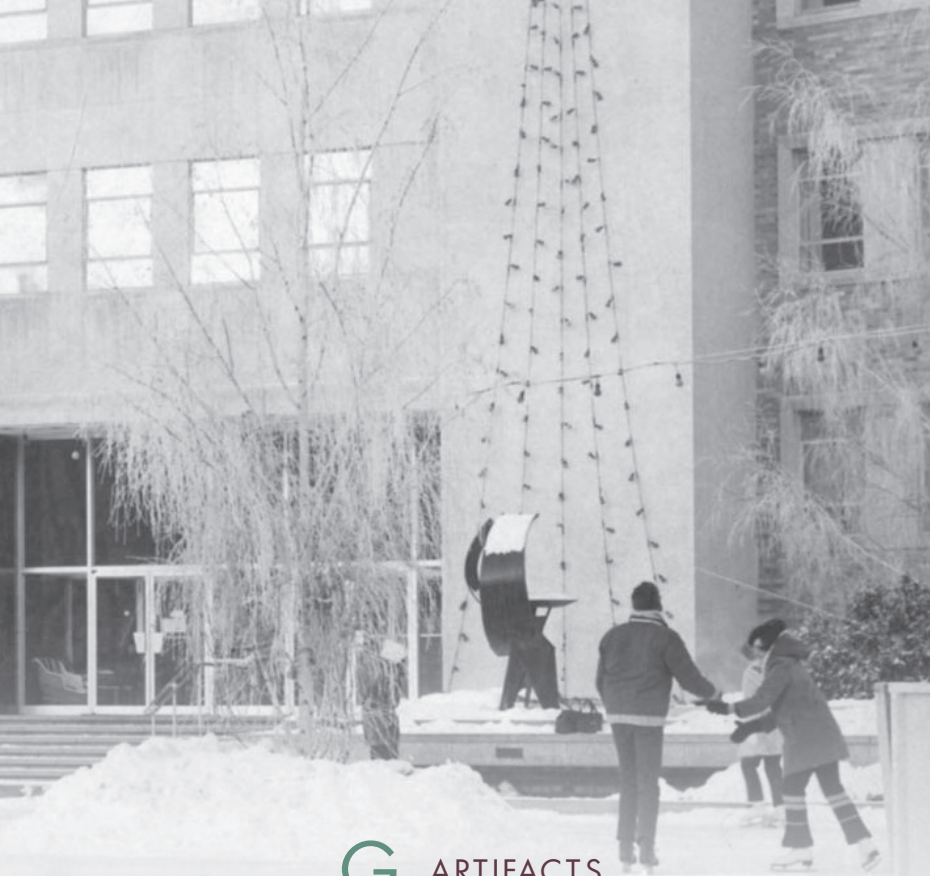
Policy

The City will recognize the valuable role cultural landscapes play in preserving the cultural identity of Saskatoon and will work to conserve them.

- a) The City will advance understanding and knowledge of cultural landscapes.
- b) Where pressures exist for change, the City will work to achieve a balance between competing needs. The identification of character-defining elements will play an important role in this. The City will involve other interested parties in the process as appropriate.

Actions

- a) Identify heritage resources other than buildings such as cultural landscapes that can be included on the Register.
- b) Identify and evaluate the full range of City-owned heritage resources, including cultural and natural landscapes.
- c) Continue to identify built, natural and cultural heritage resources using an expanded definition of heritage and heritage conservation.



G ARTIFACTS

Over the years, the City has become the steward of artifacts and materials that have been salvaged from heritage buildings and sites. Materials have been gathered by either volunteers or by City staff. In some cases and where appropriate, these artifacts can be put on display for the enjoyment of Saskatoon residents. The City will continue to work with its partners to ensure that artifacts are appropriately protected.

Policy

- a) The City will identify, conserve and interpret artifacts that relate to its own history as a municipal government and to the history of the development of Saskatoon.
- b) The City will explore opportunities for permanent display of artifacts.

Actions

- a) Work with partners to ensure artifacts are identified and conserved.
- b) Support the public display of artifacts where appropriate for the enjoyment of Saskatoon residents and visitors.



The Wreck of the 'City of Medicine Hat'. Photograph LH-39. Courtesy Saskatoon Public Library – Local History.



S.S. City of Medicine Hat Anchor.



S.S. City of Medicine Hat Anchor.



Artifact from S.S. City of Medicine Hat. Courtesy Stantec Inc.

CIVIC PROGRAMS

SASKATOON REGISTER OF HISTORIC PLACES

The Saskatoon Register of Historic Places is the City of Saskatoon's official listing of sites considered to have heritage value. Sites listed on the register are either designated or achieve the criterion to be eligible for Municipal Designated Properties under the Heritage Conservation Program. The Register will be updated regularly and will be accessible to the public on the City's website.

Three categories of heritage resources are listed on the Register:

- 1) Properties that are federally, provincially or municipally designated.
- 2) Properties listed on the Holding Bylaw No. 6770.
- 3) Properties that have achieved the criterion to be eligible for municipal heritage designation.

All sites listed on the Register are monitored to provide the opportunity for intervention to achieve better outcomes for protection of heritage should the need arise.

MUNICIPAL HERITAGE PROPERTY DESIGNATION

Why Designate?

Municipal Heritage Property is recognized as being of major significance to the history of our community. Protected by City bylaw, designated properties must be maintained and the key heritage features cannot be altered without approval from the City.

Designating a property as a Municipal Heritage Property can be of value to an owner. A Municipal Designated Heritage Property will receive:

- Formal public recognition of the heritage value of the property.
- Receive public acknowledgement of your efforts to conserve the heritage property
- Be eligible for the City of Saskatoon's Heritage Conservation Program.

Municipal designation may also provide marketing potential for commercial purposes and possible enhanced economic value of the property.

How to Apply

City Council is the approving authority for granting Municipal Heritage Property Designation. Each individual request for designation as a Municipal Heritage Property requires an application form, available for pickup from Planning & Development on the 3rd Floor of City Hall or on www.saskatoon.ca.

Once the application is received, the property is evaluated using current best practice for heritage evaluations as defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The *Standards and Guidelines for the Conservation of Historic Places in Canada* employs values-based criteria, based on Historic Context Statements and Thematic Frameworks, with Statements of Significance being used as an analytical tool. The evaluation criterion for potential heritage properties is based on significance and integrity criteria and usage.

The Municipal Heritage Advisory Committee will also be consulted prior to Council designating a property, as outlined in *The Heritage Property Act*. Once Council has approved a property for designation as a Municipal Heritage Property, properties are eligible for incentives and owners

must commit to protect the property for the benefit of the community. Additionally, the property will be recognized with a designation plaque or register certificate.

HERITAGE CONSERVATION PROGRAM INCENTIVES

A number of incentives are available depending on the individual circumstances. Please contact the City of Saskatoon for more information at 306-975-2645.

General Eligibility Criteria

The City may offer financial or tax-based support to projects involving Municipally Designated Properties. The property owner must maintain the property and must have civic approval to alter the character defining elements of the property. The municipal designation is in the form of a bylaw, which is registered against the title of the property and continues to apply when ownership changes. Other conditions might include specific requirements on how the property is to be conserved, restored or adapted to a new use. Examples may include an approved preventative maintenance plan or public access to a commercial property.

INCENTIVE OPTIONS

Fixed Elements

Incentives are available to property owners of designated properties for fixed elements. Fixed elements provide property owners with a degree of certainty necessary for successful planning and assure the City of a long-term future for the structure. Examples of fixed elements include the replacement of windows or re-roofing.

Fixed element incentives are in the form of a tax abatement of 50% of the costs related

A number of incentive programs are available through the City of Saskatoon including:

- Vacant Lot and Adaptive Reuse Incentive Program
- Façade Conservation and Enhancement Grant

Contact the City of Saskatoon at 306-975-3340 for more information.

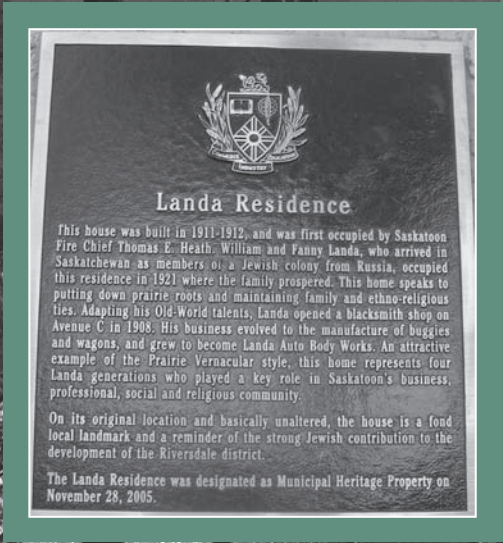
Incentives are also available through external agencies such as the Saskatchewan Heritage Foundation.

to restoration of architectural elements and renovations to meet building code requirements where it affects heritage elements of the building to a maximum of \$150,000 over a 10 year period. Additional funding may be approved by City Council in exceptional circumstances. The tax abatement may be suspended or revoked if the property owner does not comply with the conditions of the bylaw. Incentives in the form of tax abatements cannot exceed the amount of taxes in any current year. There will be no abatement of outstanding or current taxes.

Within a 10 year period, an owner may make more than one application provided the total amount received does not exceed \$150,000. Where the maximum of \$150,000 has been reached, applicants cannot apply for funding under this program for 10 years after the initial approval date.

On top of the \$150,000 incentive, the property owner is eligible for a refund of 50% of any

Landa House,
202 Avenue E.S.



The image shows a historical marker for the Landa Residence. It features a crest at the top, followed by the title "Landa Residence". Below the title is a paragraph of text describing the house's history, its significance as a local landmark, and its designation as a Municipal Heritage Property. The marker is set against a dark background with a light border.

Landa Residence

This house was built in 1911-1912, and was first occupied by Saskatoon Fire Chief Thomas E. Heath. William and Fanny Landa, who arrived in Saskatchewan as members of a Jewish colony from Russia, occupied this residence in 1921 where the family prospered. This home speaks to putting down prairie roots and maintaining family and ethno-religious ties. Adapting his Old-World talents, Landa opened a blacksmith shop on Avenue C in 1908. His business evolved to the manufacture of buggies and wagons, and grew to become Landa Auto Body Works. An attractive example of the Prairie Vernacular style, this home represents four Landa generations who played a key role in Saskatoon's business, professional, social and religious community.

On its original location and basically unaltered, the house is a fond local landmark and a reminder of the strong Jewish contribution to the development of the Riversdale district.

The Landa Residence was designated as Municipal Heritage Property on November 28, 2005.

building permit and development permit fees. In return for the assistance provided, the owner will agree to certain conditions designed to protect and conserve the structure in an appropriate way.

Heritage Home Incentives

Heritage Home owners are eligible for the fixed element incentive. In addition, home owners are eligible for Heritage Home designations, which will be applied to dwellings up to four units. The applicant may choose to have funds paid out as a grant for funding under \$10,000 (based on 50% of total project costs). The grant will be issued to the property owner once the project has been completed. In the circumstances where the approved tax abatement is greater than the property taxes, a grant will be provided to the property owner for the difference over the amortization period.

In return for the assistance provided, the owner will agree to certain conditions designed to protect and conserve the structure in an appropriate way.

Non-Governmental and Non-Profit, Tax Exempt Property Incentives

Incentives are also available for non-governmental and non-profit, tax-exempt properties. The incentive shall be in the form of a grant to a maximum of \$75,000. Additional funding may be approved by City Council in exceptional circumstances. Grants in excess of \$10,000 will be amortized over a period of up to 10 years.

Tax-exempt properties and property owners can only apply for funding once every 10 years. In return for the assistance provided, the owner will agree to certain conditions designed to protect and conserve the structure in an appropriate way.

“...the property owner and the City to work together to ensure the unique needs and characteristics of the heritage property itself are addressed.

Flexible Element Incentives

Incentives are available to property owners for flexible elements. Flexible elements enable the property owner and the City to work together to ensure the unique needs and characteristics of the heritage property itself are addressed.

The City will negotiate an appropriate “bundle” of flexible support services for each individual property. This may include working to develop building code equivalencies, providing streetscaping elements which enhance the heritage structure or rezoning by agreement for adaptive reuse of the property.

Maintenance Grants

Incentives are available to designated property owners for maintenance. Maintenance grants are available only for designated properties not currently receiving tax abatement. The incentive shall be in the form of a grant of 50% of the cost of the project to a maximum \$5,000. Properties are eligible for a grant once every 10 years.

Roxy Theatre, 320 20th Street.



CIVIC HERITAGE POLICY

1.0 PURPOSE

To support and facilitate the conservation, management and interpretation of both tangible and intangible heritage resources, including documentary heritage, in a planned, selective and cost-feasible manner for the benefit of current and future generations of Saskatoon citizens and visitors.

2.0 DEFINITIONS

In its broadest sense, heritage is any resource or group of resources, natural or cultural, tangible or intangible, that a community recognizes for its value as a witness to history or memory. The preservation of our heritage resources is essential to the character of our city. Protection and conservation can coexist with growth and redevelopment.

- a) Built Heritage/Tangible Heritage — Physical objects and sites including buildings, landscapes, streetscapes, structures, monuments, installations, or physical remains.
- b) Built Heritage Database — An inventory of properties that have been identified, based on specific criteria, to have heritage value.
- c) Cultural Landscape — A landscape designed and created intentionally by man; an organically evolved landscape which may be a relict (or fossil) landscape or a continuing landscape; or an associative cultural landscape which may be valued because of the religious, artistic, or cultural associates of the natural element.
- d) Documentary Heritage — A document that records something with a deliberate intellectual purpose. Elements considered as part of this includes: mobile; consists of signs/codes, sounds and/or images; can be conserved (the supports are inert elements); can be reproduced and transported; is the result of a deliberate documentation process. These characteristics exclude elements that are part of a fixed structure.
- e) Fixed Elements — Architectural elements of a building that are considered heritage elements.
- f) Flexible Elements — Flexible support services which can enhance a heritage structure. This may include, but is not limited to, working to developing building code equivalencies, providing streetscaping elements which enhance the heritage structure, or rezoning by agreement for adaptive reuse of the property.
- g) Heritage Home — A municipally designated heritage building that is a residential dwelling for up to four units.
- h) Heritage Impact Statement — A study to evaluate the impact a development may have on the heritage resource and recommend options for conservation of the resource.
- i) Heritage Value — The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, or future generations. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses, and cultural associates or meanings.
- j) Intangible Cultural Heritage — The practices, representations, expressions, knowledge, skills, as well

as the instruments, objects, artifacts, and cultural spaces associated therewith, that communities, groups, and, in some cases, individuals recognize as part of their cultural heritage; constantly recreated by communities and groups in response to their environment, their interaction with nature, and their history which provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human activity.

- k) Municipally Designated Properties – Municipally Designated Properties are recognized as being of major significance to the history of our community. The owner of a Municipally Designated Property is required to maintain the property and must have civic approval to alter the heritage elements of the property. This protection is in the form of a bylaw, which is registered against the title of the property, and continues to apply when ownership changes.
- l) Natural Heritage – A resource which has biological, ecological, geological, or similar environmental or scientific significance, and/or an area where there is detectable archeological and paleontological evidence.
- m) Saskatoon Register of Historic Places (Register) – A list of sites with qualities or characteristics that are recognized as having significant heritage value. Sites listed on the Register are federally, provincially, municipally designated or achieve the criterion to be eligible for Municipal Heritage Designation under the Heritage Conservation Program.

3.0 OBJECTIVES

- a) To identify and conserve Saskatoon’s tangible and intangible heritage resources and recognize their importance in telling the story of Saskatoon;
- b) To provide property owners of heritage buildings with incentives for successful conservation projects; and,
- c) To create the Register to establish the list of sites which are deemed to be significant.

4.0 POLICY

The City has a key role to play in supporting and facilitating the conservation of Saskatoon’s Heritage resources.

4.1 Heritage Inventory and Evaluation

The City will identify and maintain an inventory of Heritage Resources through the Built Heritage Database and Register. The City will:

- a) Identify and document the City’s Heritage Resources through the development and maintenance of the Built Heritage Database.
- b) Create and maintain the Register, which is an official listing of sites considered to have heritage value. Sites listed on the Register are federally, provincially, municipally designated or achieve the criterion to be eligible for Municipal Heritage Designation under the Heritage Conservation Program. The Register will be updated regularly and will be accessible to the public. Monitoring of the sites listed on the Register will provide the opportunity for intervention to achieve better outcomes for protection of heritage.



Cambridge Court,
129 5th Ave N.

- c) Evaluate heritage resources considered for municipal designation using a consistent evaluation methodology to determine heritage significance, heritage value, and character defining features.
- d) Determine situations where immediate consideration should be given to the designation of any heritage resource if that resource is threatened with demolition or adverse impacts which may affect its heritage value as outlined in *The Heritage Property Act*.

4.2 Conservation of Heritage Resources

The conservation of heritage resources helps to achieve sustainability objectives including conservation of sites, neighbourhoods and infrastructure. The City will:

- a) Support the conservation of heritage properties through incentives provided to encourage property owners in the conservation of heritage properties.
- b) Offer both monetary and non-monetary incentives to Designated Municipal Heritage Properties for the preservation, rehabilitation, and restoration of character defining elements as outlined in Section 5.0 of this policy.

4.3 Education and Awareness

The City will:

- a) Support heightened awareness of the value and issues regarding preservation of Saskatoon's historic resources.
- b) Provide information on the City's policies, processes, and actions for the preservation of historic resources.
- c) Promote and publicize the heritage of

Saskatoon and provide support to partners who tell the Saskatoon story through both paper and digital formats and other related means.

- d) Incorporate local history interpretive elements through plaques, public art, and other opportunities as they present themselves in the public realm.

4.4 Neighbourhood Heritage Resource and Heritage Conservation Districts

- a) Existing housing stock provides a pool of affordable housing in established neighbourhoods. Planning for the sustainable development of established neighbourhoods will be based on their historic identity to ensure that development in residential areas is compatible with existing form and character.
- b) The City may establish Heritage Conservation Districts or areas of heritage interest to recognize, protect, and enhance the character of distinct heritage areas in the City.

4.5 Conservation of Natural Areas and Archaeological Sites

- a) The City will identify and protect important ecosystems and other natural areas and archaeological sites as part of the land development process.
- b) The conservation of natural areas and archaeological sites will be implemented through Section 9.2 of Official Community Plan Bylaw No. 8769.
- c) The City will work with Provincial authorities to ensure the protection of archaeological resources.

4.6 Cultural Landscapes

The City will recognize the valuable role cultural landscapes play in preserving the cultural identity of Saskatoon and will work to conserve them.

- a) The City will advance understanding and knowledge of cultural landscapes.
- b) Where pressures exist for change, the City will work to achieve a balance between competing needs. The identification of character-defining elements will play an important role in this. The City will involve other interested parties in the process as appropriate.

4.7 Artifacts

- a) The City will identify, conserve, and interpret artifacts that relate to its own history as a municipal government and to the history of the development of Saskatoon.
- b) The City will explore opportunities for permanent display of artifacts.

4.8 City Archives

- a) Matters related to City Archives are dealt with through the records management component of the City Clerk's Office. The relevant policies will be cross-referenced to ensure an integrative approach.

4.9 The City as a Property Owner

- a) As a property owner, the City will develop a pro-active heritage review and evaluation process which will identify city-owned heritage property at a time when the structure is still in use.
- b) Management plans for city-owned heritage properties will be based on the following principles: protect, manage, program, and interpret.

4.10 The Municipal Heritage Advisory Committee

The Municipal Heritage Advisory Committee has been established to advise City Council on any matters arising from *The Heritage Property Act* or its regulations and on the Civic Heritage Policy. The Committee's mandate is outlined in the Municipal Heritage Advisory Committee Terms of Reference.

4.11 Standards and Guidelines for the Conservation of Historic Places in Canada

Standards and Guidelines for the Conservation of Historic Places (Standards and Guidelines) in Canada provides advice to achieve good heritage conservation practice. The City will use the *Standards and Guidelines* as a bench mark to assess the conservation interventions proposed for designated municipal heritage buildings.

4.12 Heritage Impact Statements

The City may require developers of large scale projects that include or are adjacent to heritage resources to prepare a heritage impact statement pertaining to designation and a conservation plan.

4.13 City History

The City will interpret its own history as a municipal government, the history of city-owned heritage properties and the history of the development of Saskatoon.

5.0 HERITAGE CONSERVATION PROGRAM INCENTIVES

The City may offer financial or tax-based support to projects that meet the following:

5.1 *General Eligibility Criteria*

The City may offer financial or tax-based support to projects involving Municipally Designated Properties. The property owner must maintain the property and must have civic approval to alter the character defining elements of the property. The municipal designation is in the form of a bylaw, which is registered against the title of the property and continues to apply when ownership changes. Other conditions might include specific requirements on how the property is to be conserved, restored, or adapted to a new use. Examples may include an approved preventative maintenance plan or public access to a commercial property.

5.2 *Incentives for Fixed Elements*

Incentives are available to property owners of municipally designated properties for fixed elements. Fixed elements provide property owners with a degree of certainty necessary for successful planning and assure the City of a long-term future for the structure.

- a) The incentive shall be in the form of a tax abatement of 50 percent of the costs related to restoration of architectural elements and renovations to meet building code requirements where it affects heritage elements of the building to a maximum of \$150,000 over a ten-year period. Additional funding may be approved by City Council in exceptional circumstances.
- b) The tax abatement may be suspended or revoked if the property owner does not comply with the conditions of the bylaw.

- c) Incentives in the form of tax abatements cannot exceed the amount of taxes in any current year. There will be no abatement of outstanding or current taxes.
- d) The maximum amortization period is ten years. Within a ten-year period, an owner may make more than one application provided the total amount does not exceed \$150,000.
- e) Where the maximum of \$150,000 has been reached, applicants cannot apply for funding under this program for ten years after the initial approval date.
- f) The property owner is eligible for a refund of 50 percent of any building permit and development permit fees.
- g) In return for the assistance provided, the owner will agree to certain conditions designed to protect and conserve the structure in an appropriate way.

5.3 *Incentives for Non-Governmental and Non-Profit, Tax Exempt Properties*

This incentive applies to non-governmental and non-profit tax-exempt properties. The following applies to this incentive:

- a) The incentive shall be in the form of a grant to a maximum of \$75,000. Additional funding may be approved by City Council in exceptional circumstances.
- b) Grants in excess of \$10,000 will be amortized over a period of up to ten years.
- c) Tax exempt properties can apply for funding once every ten years.
- d) In return for the assistance provided, the owner will agree to certain conditions designed to protect and conserve the structure in an appropriate way.
- e) Property owners can only apply for funding once every ten years.

5.4 Heritage Home Incentives

Heritage Home owners are eligible for the fixed element incentive described in this policy. In addition, Heritage Home owners are eligible for the following:

- a) Heritage Home designations will be applied to one- and two-unit dwellings and residential conversions of up to four units.
- b) The applicant may choose to have funds paid out as a grant for funding under \$10,000 (based on 50 percent of total project costs). The grant will be issued to the property owner once the project has been completed.
- c) In the circumstances where the approved tax abatement is greater than the property taxes, a grant will be provided to the property owner for the difference over the amortization period.
- d) In return for the assistance provided, the owner will agree to certain conditions designed to protect and conserve the structure in an appropriate way.

5.5 Incentives for Flexible Elements

Incentives are available to property owners for flexible elements. Flexible elements enable the property owner and the City to work together to ensure the unique needs and characteristics of the heritage property itself are addressed. The City will negotiate an appropriate “bundle” of flexible support services for each individual property. This may include working to develop building code equivalencies, providing streetscaping elements which enhance the heritage structure, or rezoning by agreement for adaptive reuse of the property.

5.6 Maintenance Grants

Incentives are available to designated property owners for maintenance, as follows:

- a) Maintenance grants are available only for designated properties not currently receiving tax abatement.
- b) Eligible properties are eligible for a grant

once every ten years.

- c) The incentive shall be in the form of a grant of 50 percent of the costs of the project to a maximum \$5,000.

6.0 RESPONSIBILITIES

6.1 General Manager, Community Services

Shall be responsible for:

- a) Administering this policy and recommending updates to this policy;
- b) Incorporating this policy in the Official Community Plan, relevant City Plans, and other statutory documents;
- c) Applying other policies and plans administered by the department consistently with this policy; and
- d) Recommending annual budget requirements to implement the procedures relative to this Policy.

6.2 Municipal Heritage Advisory Committee

Shall be responsible for:

- a) Assisting in the development and implementation of this policy and providing recommendations relating to the policy to the Planning and Operations Committee for consideration as outlined in Section 4.10 of the policy.

6.3 Planning and Operations Committee

Shall be responsible for:

- a) Reviewing proposed policies and policy revisions and referring such policies to City Council for approval.

6.4 City Council

Shall be responsible for:

- a) Reviewing and approving any proposed policies and policy revisions as recommended by the Municipal Heritage Advisory Committee and the Planning and Operations Committee.



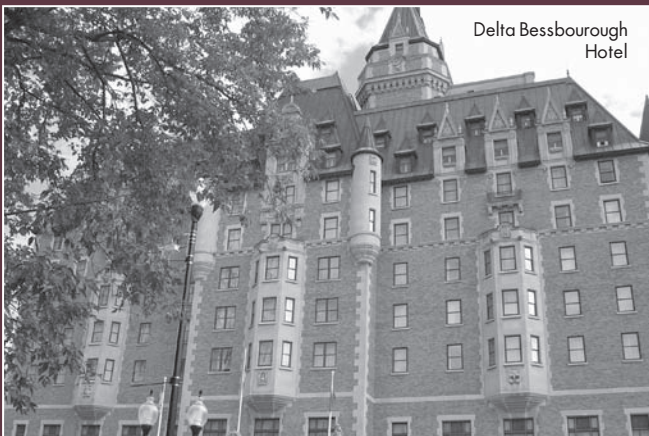
F.P. Martin House,
716 and 718 Saskatchewan Crescent E.



King George School,
721 Avenue K S.



Hopkins House,
307 Saskatchewan Cres W.



Delta Bessborough
Hotel





The Vimy Memorial,
Kiwanis Park near Broadway Bridge.

CAUTION
STAIRS
MAY BE
SLIPPERY

SUMMARY OF ACTIONS

A LEADERSHIP IN HERITAGE PRESERVATION

A.1 CITY HISTORY

- Confirm the City's leadership role in this significant area of public policy and inform the public of its intentions to achieve high heritage standards.
- Explore current best practices (e.g. City of Montreal and New York "Places Matter") in the treatment of a broader range of heritage resources.
- Explore municipal best practice heritage policies regarding sustainability, economic revitalization, tourism and affordable housing.
- Integrate heritage initiatives with broader civic goals of economic development, sustainability, quality of life, affordable housing initiatives and neighbourhood planning in all aspects of the municipal planning framework. Revise or develop the City's policy framework to consistently reference what is "heritage" and how it will be conserved.

A.2 THE CITY AS A PROPERTY OWNER

- Prepare Conservation Plans and Maintenance Agreements for City-owned heritage sites, based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- Review the protection, management, programming and interpretation of City-owned heritage and potential heritage properties.
- Provide the Transportation and Utilities Department with the training and resources to adopt proper heritage conservation procedures for City-owned heritage sites.

- Identify and evaluate the full range of City-owned heritage resources, including cultural and natural landscapes.
- Undertake the development of a city-wide thematic framework and a historical context statement that will support the evaluation of Saskatoon's heritage resources.

A.4 THE MUNICIPAL HERITAGE ADVISORY COMMITTEE

- Evaluate the ability for the Municipal Heritage Advisory Committee to have an initiating role in bringing issues forward to Council.
- In consultation with the Municipal Heritage Advisory Committee, the Heritage Coordinator should lead in implementing heritage strategies and actions identified in the Heritage Policy and Program Review.
- Revise the wording of the Heritage Property (Approval of Alterations) Bylaw No. 8356 to exempt repairs and minor alterations from referral to the Municipal Heritage Advisory Committee.

B PROTECTING OUR BUILT HERITAGE

B.1 HERITAGE EVALUATION

- Use the *Standards and Guidelines for the Conservation of Historic Places in Canada* as the basis for all City heritage initiatives and as the basis for all heritage permit applications and the granting of incentives.
- Provide City staff and Municipal Heritage Advisory Committee with the training and resources to fully understand the use of the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

- Provide improved training and resources for Building Standards staff in the proper application of *Standards and Guidelines for the Conservation of Historic Places in Canada* as well as in flexible responses to the application of building codes and standards in heritage situations.
- Review the City’s existing heritage evaluation criteria and replace the numerical analysis component with values—based criteria and the use of Statements of Significance.
- Require Statements of Significance as the basis of any building/development permit application or review of proposed interventions to heritage sites.

B.2 HERITAGE INVENTORY

- Establish the Saskatoon Heritage Register (Register) by Council Resolution, which will initially include identified heritage sites. Ensure that the Register is consistently referenced in the City’s policy framework.
- Initiate an evaluation of the Built Heritage Database, to identify the sites of highest heritage value that can be included on the Register.
- Make the Register available on the City of Saskatoon’s website.
- Use the Register as the basis for eligibility for heritage conservation incentives.
- Identify heritage resources other than buildings such as cultural landscapes that can be included on the Register.
- As it is developed, use the Register as the basis for flagging procedures on the municipal database.
- Continue to identify built, natural and cultural heritage resources using an expanded definition of heritage and heritage conservation.

B.3 INCENTIVES

- Undertake a review of a range of potential new heritage incentives, including mechanisms for developers to leverage abatements towards securing financing for conservation efforts, providing Statements of Significance and establishing grants for the ongoing maintenance of heritage buildings.
- Review the application of building codes and standards on heritage projects. Consult with the Province of Saskatchewan regarding the provision of flexible exemptions and equivalencies. Determine if appropriate equivalencies and exemptions can be consistently offered on heritage projects.
- Undertake economic case studies of previous heritage incentive packages, determine how effective they were in achieving conservation outcomes, what would be required to improve the heritage response and the resulting community benefit.

C EDUCATION & AWARENESS

- Realize heritage awareness through public programming, including commemoration, interpretation and public art, as well as the ongoing development of community partnerships.
- Support and increase the profile of Saskatoon’s Heritage Awards Program by advertising the program details and award recipients.
- Develop a consistent brand and image for the City’s interpretation initiatives.
- Encourage collaborations between heritage organizations and schools to enhance the teaching of local history.

- Develop a full range of partnership opportunities.
- Make historical information available through a variety of means to enhance public awareness and understanding of local history and heritage resources. This could include:
 - Providing a more coordinated approach to collecting, preserving and interpreting Saskatoon's story.
 - Expanding support for the Local History at the Saskatoon Public Library.
 - Enhancing the profile of the City Archives
 - Coordinating events such as Doors Open, Heritage Fair and Culture Days.
- Continue partnership initiatives to implement a program of interpretive features, such as commemorative plaques and signs throughout the city for built, natural and cultural heritage using common themes such as pioneer settlement, First Nations settler relations and river history, as well as more recent historical themes such as post-World War II immigration and the boom and bust economy.

D NEIGHBOURHOOD HERITAGE RESOURCE & HERITAGE CONSERVATION DISTRICTS

- Support enhanced conservation of neighbourhood heritage character through the Local Area Plan process and ensure heritage conservation policies are appropriately referenced and potential heritage properties are recognized as plans for heritage neighbourhoods are updated.
- Build upon historic integrity and infrastructure when developing infill plans for historic neighbourhoods. Ensure the inclusion

of mechanisms that will provide incentives for the retention of historic resources.

- Support affordable housing policies through continued and adaptive re-use of existing housing stock.
- Identify, and where appropriate, establish Heritage Conservation Districts as a way of recognizing a wide number and type of heritage resources.

F CULTURAL LANDSCAPES

- Identify heritage resources other than buildings such as cultural landscapes that can be included on the Heritage Register.
- Identify and evaluate the full range of City-owned heritage resources, including cultural and natural landscapes.
- Continue to identify built, natural and cultural heritage resources using an expanded definition of heritage and heritage conservation.

G ARTIFACTS

- Work with partners to ensure artifacts are identified and conserved.
- Support the public display of artifacts where appropriate for the enjoyment of Saskatoon residents and visitors.

EVALUATION FOR DESIGNATING A BUILDING

This form is used to evaluate the heritage significance of a resource.

SECTION 1 - DESCRIPTION OF RESOURCE

- RESOURCE NAME
- ADDRESS
- LEGAL DESCRIPTION
- NEIGHBOURHOOD
- BUILT HERITAGE DATABASE ID
- SITE ID

- YEAR OF CONSTRUCTION
- ARCHITECTURAL STYLE
- ARCHITECT
- BUILDER/CONTRACTOR
- USE TYPE
- ORIGINAL USE

ERA OF DEVELOPMENT
(Date of original construction)

Pre 1885 • 1885 - 1905 Railway/Early Settlement
1906 - 1913 (Pre WW I) • 1914 - 1918 (WW I)
1919 - 1929 (Post WWI to Stock Market Crash)
1930 - 1939 (Depression) • 1940 - 1945 (WWII)
1946 - 1960 (Post WWII) • 1961 onward

SECTION 2 - STATEMENT OF SIGNIFICANCE

- DESCRIPTION OF HISTORIC PLACE
- HERITAGE VALUE
Drafted from significance criteria
- CHARACTER-DEFINING ELEMENTS
The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place and which must be retained in order to preserve its heritage value. (Source: *Canada's Historic Places, Parks Canada*)

Period of Significance — the period of time when the resource acquired its significance. This may be very specific if the resource is significant for a single event or it may span hundreds of years if it is a prehistoric cultural landscape under consideration. If more than one Significance Criterion has been selected, it is possible that the resource may have more than one Period of Significance. The character-defining elements must relate directly to the Period of Significance, not some earlier or later time.

SECTION 3 - SIGNIFICANCE CRITERIA

The purpose of this section is to outline specifically why the resource is significant. It is answering the question — What is it about this resource that is significant or meaningful to a specific community's history or to our understanding of the history of Saskatoon as a whole?

SIGNIFICANCE CRITERIA (HERITAGE STYLE)	DESCRIPTION	EXAMPLE
ARCHITECTURAL (STYLE)	Is the resource notable, rare, unique or a representative example of an architectural style? How does the style relate to the resource?	Third Avenue United Church is an excellent example of Gothic Cathedral Architecture
ARCHITECTURAL (DESIGN)	Massing, materials and architectural components. Embody the distinctive characteristics of a period or method of construction or exhibit innovative or locally unique construction.	The College Building on the University of Saskatchewan Campus was built in the Collegiate Gothic Style. Evidence of this style can be seen in the vertical lines and symmetrical massing of the building.
CONSTRUCTION	Construction pertains to the structure of the resource and the techniques used to build the resource.	The elevator on 17 th Street West was one of the first continuous-pour concrete elevators in Saskatchewan.
ACTIVITY/CULTURAL PRACTICE	Must be associated with an activity that has made a significant contribution to the municipal history.	Kinsmen Park was the original location for the Saskatoon exhibitions.
PERSON/INSTITUTION	How is the person or institution directly related to the resource? And how is the person or institution important?	Person: Bowerman House Institution: Albert School (Community Centre)
LANDMARK	Must be particularly prominent or conspicuous or have special visual value that transcends its function	Memorial Gates at the University of Saskatchewan
SYMBOL	Sentimental or symbolic value that transcends function.	Avenue of Elms at Woodlawn Cemetery

SECTION 4 - INTEGRITY CRITERIA

This section is used to determine whether the features of the resource have retained its ability to convey its historic significance.

LOCATION		<input type="checkbox"/> Where a historic resource was constructed or where an activity or an even occurred. <input type="checkbox"/> Why it was created or why an event happened there.
DESIGN	ARCHITECTURAL STYLE	Structural system , form and massing, arrangement of spaces, pattern of fenestration (doors and window), textures and colours, type amount and style of detailing, arrangement and type of plantings.
	ENVIRONMENT	Physical setting including: topographic features, vegetation, manmade features, character of the street and neighbourhood or area.
	MATERIALS	Physical elements that were combined or deposited during a particular time period or in a particular pattern or configuration.
WORKMANSHIP		Physical evidence of the crafts of a particular culture or people during a period of history. Technological practices and aesthetic principles and can be: <ul style="list-style-type: none"> <input type="checkbox"/> Plain or ornamental <input type="checkbox"/> Basic or sophisticated <input type="checkbox"/> Based on tradition or innovation
ASSOCIATION & FEELING		Direct link between the resource and the theme, event or activity, institution or person. Alternatively, the ability to convey the aesthetic or historic sense of a particular period.

SECTION 5 - USAGE

Examining the use of resource is important, particularly when there is a change in use proposed.

- | | |
|--|---|
| <ul style="list-style-type: none"> • CURRENT USE • PROPOSED USE • COMPATIBILITY
Is the current use compatible with the neighbourhood? • ADAPTABILITY
Can the structure be adapted to a compatible re-use while maintaining the integrity of the character defining elements? | <ul style="list-style-type: none"> • SERVICES
Do current utilities and development standards meet the requirements for the proposed use? • FINANCIAL VIABILITY
Can the character defining elements be rehabilitated in a manner that does not compromise the character defining elements? |
|--|---|

Note on Usage Section: the previous numerical evaluation method included usage as a criteria and awarded “points” based on compatibility, adaptability, services and financial viability of the current or proposed use.

The new evaluation will continue to collect this information however this section is not used to determine the heritage value.



St. Mark's Anglican Church,
1406 8th Avenue N.

**ST. MARK'S
ANGLICAN
CHURCH**
1406 8th Ave. N.
SUNDAY SERVICES
9am Holy Communion
10:30am Holy Communion
Sunday School & Nursery
Rector: The Rev. Karen Sandell
Phone 652-6168 or 653-4140
"To Know Christ and to Help Him Reign"

Built Heritage/Tangible Heritage — Physical objects and sites including buildings, landscapes, streetscapes, structures, monuments, installations, or physical remains.

Built Heritage Database — An inventory of properties that have been identified, based on specific criteria, to have heritage value.

Cultural Landscape — A landscape designed and created intentionally by man; an organically evolved landscape which may be a relict (or fossil) landscape or a continuing landscape; or an associative cultural landscape which may be valued because of the religious, artistic, or cultural associates of the natural element.

Documentary Heritage — A document that records something with a deliberate intellectual purpose. Elements considered as part of this includes: mobile; consists of signs/codes, sounds and/or images; can be conserved (the supports are inert elements); can be reproduced and transported; is the result of a deliberate documentation process. These characteristics exclude elements that are part of a fixed structure.

Fixed Elements — Architectural elements of a building that are considered heritage elements.

Flexible Elements — Flexible support services which can enhance a heritage structure. This may include, but is not limited to, working to developing building code equivalencies, providing streetscaping elements which enhance the heritage structure, or rezoning by agreement for adaptive reuse of the property.

Heritage Home — A municipally designated heritage building that is a residential dwelling for up to four units.

Heritage Impact Statement — A study to evaluate the impact a development may have on the heritage resource and recommend options for conservation of the resource.

Heritage Value — The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, or future generations. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses, and cultural associates or meanings.

Intangible Cultural Heritage — The practices, representations, expressions, knowledge, skills, as well as the instruments, objects, artifacts, and cultural spaces associated therewith, that communities, groups, and, in some cases, individuals recognize as part of their cultural heritage; constantly recreated by communities and groups in response to their environment, their interaction with nature, and their history which provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human activity.

Municipally Designated Properties — Municipally Designated Properties are recognized as being of major significance to the history of our community. The owner of a Municipally Designated Property is required to maintain the property and must have civic approval to alter the heritage elements of the property. This protection is in the form of a bylaw, which is registered against the title of the property, and continues to apply when ownership changes.

Natural Heritage — A resource which has biological, ecological, geological, or similar environmental or scientific significance, and/or an area where there is detectable archeological and paleontological evidence.

Saskatoon Register of Historic Places (Register) — A list of sites with qualities or characteristics that are recognized as having significant heritage value. Sites listed on the Register are federally, provincially, municipally designated or achieve the criterion to be eligible for Municipal Heritage Designation under the Heritage Conservation Program.

The Normal School, 1030 Idylwyld Drive North.



City of
Saskatoon

Prepared by City of Saskatoon, Planning & Development
www.saskatoon.ca (look under 'H' for Heritage)