

Knox United Church Heritage Designation Bylaw No. 8232 Amendment

ISSUE

The purpose of this report is to consider a request to amend Bylaw No. 8232, The Knox United Church Heritage Designation Bylaw, 2003 to subdivide the parking lot portion of the Knox United Church site to create a new developable parcel.

RECOMMENDATION

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That the City Solicitor be requested to prepare an amendment to Bylaw No. 8232, The Knox United Church Heritage Designation Bylaw, 2003, with such amendment limited to amending the legal land description to reflect the approved subdivision; and
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed bylaw amendment.

BACKGROUND

Description of the Historic Place

The Knox United Church was built in 1912 in the collegiate gothic style of architecture. The building has retained many of the original architectural elements since its construction, which include the building's stepped pediments, stained glass windows and distinctive reddish-brown brick. There have been relatively few alterations to the building over the years.

Heritage Value and Designation

The Knox United Church was designated as a Municipal Heritage Property in 2003, through the Knox United Church Heritage Designation Bylaw No. 8232 (see Appendix 1). Reasons for its designation include: its excellent examples of neo or collegiate gothic architecture with an irregular pointed cruciform plan; the relatively few alterations to the property since its construction; and its contributions to the character of the downtown as a well-known Saskatoon landmark on the riverbank.

Designation of the building is limited to the exterior of the building. Bylaw No. 8232 identifies alterations to the exterior of the building would have to retain the existing bricks and concrete trim exterior and retain the existing roof material or use of materials of similar colour and material. There are no additional guidelines for alterations and no additional guidelines for proposed changes to the overall site.

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DISCUSSION/ANALYSIS

Heritage Bylaw Amendment Process

Municipal Heritage Designation and management of such municipal bylaws is governed by the *Heritage Property Act*. The process for repealing or amending a bylaw is outlined in section 17(1) of the Act. Bylaw amendment requests must consult the Municipal Heritage Advisory Committee before being voted on during a regular or special meeting of City Council.

Proposed Amendment

As outlined by the applicant, the existing congregation of the Knox United Church has been in steady decline, and the church is exploring economic opportunities which could support the congregation and ongoing maintenance of the structure. Appendix 2 'Letter of Support from Knox United Church Congregation' outlines the congregation's letter of support for this Heritage Bylaw Amendment.

Subdivision and subsequent development of the adjacent parking lot on the Knox United Church site is being pursued to create additional economic opportunities for the congregation.

The proposed subdivision would change the legal land description of the property, such that the building and the parking lot would become two separate parcels. The proposed new development site would be located at the existing Church parking lot, which is located to the south and west Knox United Church. This would create a new through site with frontages on 24th Street and Spadina Crescent. A proposed site plan is shown in Appendix 3. This new site would be located immediately east of an existing high rise residential use and across the lane from St. John's Cathedral to the south. The character-defining features of either designated heritage property would not be altered in this amendment.

The proposed subdivision would maintain access to a vehicular lane at the rear of the Church. This would maintain surface parking stalls in the rear yard of the church for employee use. No parking spaces were required at the time the church was developed. The building will not be changing in use, therefore there are no parking spaces required on site for Knox United Church. Future development of the proposed new development site would have to meet parking requirements for the M4 Zoning district as per the Zoning Bylaw No. 8770.

An amendment to Bylaw No. 8232, The Knox United Church Heritage Designation Bylaw, 2003 is required to reflect the proposed new parcel number and legal description of the property.

Heritage Impact Statement

The applicant has submitted a draft Heritage Impact Statement with additional details of the proposed new development site and how it may impact the neighbouring Heritage Property if permitted. This statement outlines the preliminary design proposal for the adjacent site and includes details regarding how the proposed development interacts with Knox United Church and other nearby designated heritage properties. The proposed preliminary design would not impact the character-defining elements outlined in the Heritage Designation Bylaws of either the Knox United Church or St. John's Cathedral.

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FINANCIAL IMPLICATIONS

There are no financial implications noted for this proposed Bylaw Amendment.

OTHER IMPLICATIONS

There are no environmental, privacy, or CPTED implications or considerations.

NEXT STEPS

If City Council approves the Amendment of Bylaw No. 8232, a date for a Public Hearing will be set in accordance with the provisions in *The Heritage Property Act*.

Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

If the amendment to Bylaw No. 8232 is approved, the amendment will be advertised in accordance with the provisions in *The Heritage Property Act*, which requires the Notice of Intention to Amend a Bylaw be advertised at least 30 days prior to the public hearing.

APPENDICES

1. The Knox United Church Heritage Designation Bylaw, 2003
2. Letter of Support from Knox United Church Congregation
3. Proposed Site Plan

REPORT APPROVAL

Written by: Haven Rees, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager, Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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