



Ministry of Parks, Culture and Sport
Heritage Conservation Branch
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June 6, 2021

Mike Jordan
Office of the City Clerk
222 3rd Ave North
SASKATOON SK S7K 0J5

Email: City.Clerks@Saskatoon.ca

Dear Mr. Jordan:

Further to the May 6, 2021 hearing of the Review Board regarding the proposed amendment to the Municipal Heritage Designation Bylaw for the Knox United Church – 838 Spadina Crescent East, please find enclosed a copy of the report completed by the Review Board on this matter.

If you have questions on the report or the hearing process, please feel free to contact me at the email address above.

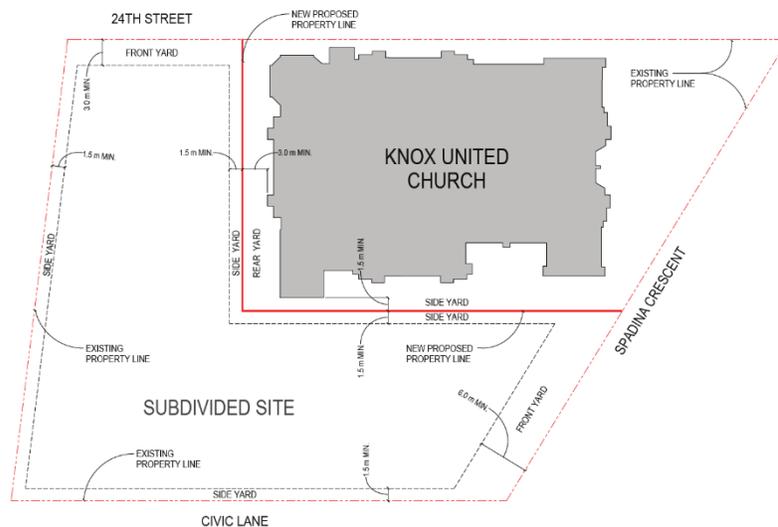
Sincerely,

A handwritten signature in black ink, appearing to read "K. Liggett".

Krista Liggett
Review Board Secretary



Knox United Church Saskatchewan Heritage Foundation Review Board Review



Background

On January 12, 2021, the City of Saskatoon (hereinafter referred to as “the City”) issued a Notice of Intention to Amend the Heritage Designation Bylaw to the Provincial Heritage Foundation Review Board (hereinafter referred to as “the Board”, for the property located at 838 Spadina Crescent East, Saskatoon, Saskatchewan, known as Knox United Church, regarding its designation as a Municipal Heritage property.

Knox United Church (Knox), located on the corner of Spadina Crescent and 24rd Street in Saskatoon, is an important heritage property for the City of Saskatoon both for its architectural and cultural history. Designated as a Municipal Heritage Property in 2003, the property has its own bylaw per City of Saskatoon standards under the Knox United Church Heritage Designation Bylaw No. 8232 (Bylaw).

The designation is made subject -to the following condition:

- (a) the designation shall be limited to the exterior of the building. Renovations to the interior of the building shall not require the approval of City Council.

While the Bylaw is tied to the entire parcel, the actual designation is limited to the exterior and does not include the church’s interior or the larger site itself.

A request was made by the property owners to subdivide a portion of the land on which the church is situated to accommodate future development. The proposed subdivision would result in the designated heritage parcel known as Knox United Church, to be separated into two parcels. One parcel would include the existing building (church) and immediate land upon which it sits. Another would result in an L-shaped parcel of land to accommodate a high-rise development that abuts both 23rd Street E on one side and Spadina Crescent.

Leading up to this referral to the Review Board, the matter was reviewed at the following committees:

- Municipal Heritage Advisory Committee, Nov 17, 2020
- Planning, Development and Community Services Standing Committee, Dec. 8, 2020

Additionally, on December 17, 2020, a notice was posted by the City indicating the City’s intention to amend The Knox United Church Heritage Designation Bylaw 2003 to change the legal land description to reflect a subdivision of the property such that the bylaw refer only to the parcel containing the Knox United Church building following the subdivision.

The notice was considered at a Council meeting on February 22, 2021 and on March 11, 2021, the Board received a letter indicating that a Notice of Objection was received at the Public Hearing and that Council had referred the amendment to the Board.

A virtual public hearing was held on May 6th, 2021 at 7 pm.

The Review Board received the following written submissions:

Jack Wigham and Freda Toffolo
Andrew Mills
Brenda Wilde
Hasan A. Malik
Leona and Dennis Klath
Norma Klassan
Patricia Mary Pavey
Ross Hinthier
Timothy R. Claypool
Susan M. Clark
Susan Cross
Trish Hastings

Presentations were made by the following and all presentations were considered:

Darryl Dawson – Manager, Development Review Section, City of Saskatoon
Lesley Anderson – Director, Planning & Development Division, City of Saskatoon
Marcel de la Gorgendiere - Knox United Church
Karl Miller - Meridian Development
Jack Wigham and Freda Toffolo
Peggy Sarjeant Saskatoon Heritage Society Board
Brent Penner, Downtown Saskatoon
Bertrand Bartake, Kindrachuk Agrey Architecture
Ross Hinthier
Norma Klassen

Summary of information:

- The information presented made the case for Knox United as an important heritage property;
- The sale of the land and ongoing revenue from parking spaces through an agreement between Knox and Meridian will help Knox maintain the church. As a heritage building maintenance and repair are ongoing and costly with a diminishing congregation to support it. A boiler leak and plaster repair are only two examples of maintenance needed;
- The many existing condo developments in the area were referenced in terms of the character of the neighbourhood;
- The Knox property was expanded from its original site in the 1990's prior to the 2003 designation and the proposed subdivision will not impact the original parcel of land;
- The church itself as well as it's original parcel of land will not be altered;
- Designation will remain on the property itself and it was noted that designation applies to the exterior only and does not apply to surrounding grounds.

Summary of Presentations:

Objectors Jack Wigham and Freda Toffolo:

- Noted a negative impact on the heritage value of Knox United Church due to the size and placement of the proposed development on the lot.
- They are concerned it will obscure the south façade of the church and block light into the sanctuary through the south stained -glass window as well as destroy the heritage ambience of Spadina Crescent from the Bessborough Hotel to the 25th Street Bridge.
- Noted that the height and mass of the proposed development will result in a reduction in sunshine for nearby residents.

Named Party: Saskatoon Heritage Society

- Similar points were noted as raised by the objector
- It was noted that there was no attempt to engage the heritage community or consult with Saskatoon's Municipal Heritage Advisory Committee during earlier discussions of this project, despite the fact that this is a very sensitive site.
- The placement of the proposed development on the site obscures the south façade of Knox and its south-facing stained - glass window, blocking light into the sanctuary. The stained -glass windows are specifically mentioned in the description of the building's character-defining elements, pointing out their importance in contributing to the ambience of the church: *those elements that establish the ambience of the church, such as the location of the stained - glass windows.*

Authority and Scope of Decision Making

The Saskatchewan Heritage Foundation Review Board has authority under Section 5.1(2) of the *Heritage Property Act* which states the purpose of the Review Board is to review public objections to proposed heritage designations, to proposed repeals of existing designations or to the proposed alteration or demolition of designated property, by convening public hearings and reporting on its finding and recommendations following the process outlined in Sections 14 and 15 of the Act.

When making a recommendation for or against heritage designation, the Review Board considers the property's architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic and scientific value. Additionally, the Review Board also considers a property's thematic representation, use and condition. When making a recommendation regarding amendments to designated property, the Review Board considers if the proposed changes would adversely affect the purpose for which the property was originally designated. Also, if those changes would negatively affect the character defining element.

Review Board recommendations are non-binding.

CONSIDERATIONS

The primary consideration discussed by the review board was around the connection of the site and legal land parcel to the overall heritage value of the site and the relationship to the Heritage Designation. Upon review, it was noted that the current parcel of land occupied by the Knox United Church is not the original parcel from when it was designed and built as shown on the original Fire Insurance Plan presented during the presentation. The additional parcel was added prior to the 2003 designation to accommodate parking on the site and was not a part of the original design or siting of the building.

CONCLUSIONS:

1. The Review Board does not deem the parcel of land that would be separated from the existing parcel through the subdivision as significant to the Heritage Designation of the property.
2. It is not the role of the Review Board to consider the future development plans for the site; this is the jurisdiction of the City's Development and Zoning process.

RECOMMENDATION:

The Saskatchewan Heritage Foundation Review Board recommends approval of the change in legal land description to reflect a subdivision of the property as described. Respectfully the Review Board notes that significant opposition was shown for the amendment based on the impact to the urban environment of the proposed development and that further community consultation be considered to review the impact to the pedestrian realm and impact to connection, access and use of the Knox site as part of future design considerations.

Respectfully submitted on behalf of the Saskatchewan Heritage Foundation Review Board;
LeeAnn Croft, Laurie Burrows, Brent Lutz and Harry Jedlic on this 2nd day of June 2021.



Laurie B. Burrows, Hearing Chairperson