

Roxy Theatre – 320 20th Street West – Potential for Municipal Heritage Property Designation

ISSUE

This report provides information regarding the City of Saskatoon's (City) engagement with the property owner of Roxy Theatre about having the property designated as a Municipal Heritage Property. This information is provided as a response to the motion below.

BACKGROUND

The Standing Policy Committee on Planning, Development and Community Services, at its meeting held on March 14, 2022, considered [a letter and presentation from the Saskatoon Heritage Society](#) on the future of Roxy Theatre. After discussion, the following motion was passed:

“That the Administration engage with the property owner of the Roxy Theatre and report back to committee regarding opportunity for designation and a consideration of civic support needed to support preservation of this heritage resource.”

CURRENT STATUS

The Roxy Theatre is listed on the [Saskatoon Register of Historic Places](#) (Register). The Register is an official listing of heritage resources identified by the City as having significant heritage value or interest. Historic significance of the Roxy Theatre is noted in the Register as follows:

“Designed by F.F. Le Maistre, the façade of the Roxy Theatre exhibits the Spanish Villa style of architecture. At the time of its opening in 1930, the Roxy Theatre featured decorative windows and balconies set into plastered walls to make the auditorium look like an outdoor courtyard. Today, this building is the last remaining example of the ornate style of theatre built in Saskatoon between 1884 and 1931”

The Roxy Theatre is listed in [Bylaw No. 6770](#), the Demolition Permit Bylaw, 1987. Bylaw No. 6770 provides short-term protection of a heritage resource from demolition by providing a 60-day holding period in the event an application for a demolition permit is received. Within that 60-day period, a decision must be made by City Council as to whether or not the property is suitable for a heritage designation.

The Roxy Theatre is not currently designated as a Municipal Heritage Property.

DISCUSSION/ANALYSIS

Communications with Owner

Administration contacted the owner of Roxy Theatre in March of 2022, by both phone and email, to discuss heritage designation, current incentives and what considerations may be needed to support preservation. At that time, the owner's support for heritage designation was not indicated.

On July 6, 2022, Administration followed up with the owner to further discuss incentives and designation of Roxy Theatre as a Municipal Heritage Property and to answer any questions that may have been remaining. During these conversations, the owner showed interest in having the theatre preserved as an active part of Saskatoon's cultural life, however, expressed reluctance since the Heritage Program does not provide for ongoing financial support for long-term preservation and financial sustainability of heritage properties such as the Roxy Theatre.

Current Financial Incentives

Council [Policy C10-020, the Civic Heritage Policy](#), provides the following financial incentives for taxable properties:

- Where a proposed heritage conservation project generates an increase in the existing property taxes, the incentive shall be in the form of a tax abatement of 50% of the eligible costs associated with the project.
- Where a proposed heritage conservation project does not generate an increase in existing property taxes, the incentive shall be in the form of a grant for 50% of the costs related to the restoration of architectural elements and renovations to meet building code requirements where it affects heritage elements of the building.
- The maximum amount of the incentive is \$150,000. Additional funding may be approved at the discretion of Council.
- A property owner may make more than one application for an incentive within a ten-year period, provided the total amount does not exceed \$150,000.
- The property owner is eligible for a refund of 50% of any building permit and development permit fees.

Municipal Designation

The process for designating a property as a Municipal Heritage Property is contained in Appendix 1 and summarized below:

- An application to designate a property is received by Administration. The property owner, the City or another group could initiate the designation process.
- An administrative report is forwarded to the Municipal Heritage Advisory Committee, the Standing Policy Committee on Planning, Development and Community Services, and City Council for consideration.
- Following City Council's initial review, a Notice of Intention to designate the property is drafted, circulated and advertised.

- The City registers an interest, based on the notice of intention, with ISC against all titles for the parcels of land to be included.
- After a waiting period of 30 days, City Council holds a public hearing and votes on the proposed Designation Bylaw. If an objection is received, the matter is referred to a Provincial review board for a hearing, and a report back to City Council with a non-binding recommendation.
- The process takes roughly 3 – 4 months to complete.

FINANCIAL IMPLICATIONS

There are no financial implications at this time.

OTHER IMPLICATIONS

There are no communications, Triple Bottom Line, policy, privacy or CPTED implications or considerations emerging from this report.

NEXT STEPS

Administration will continue to engage the property owner, as appropriate, in the event they decide that designation of the Roxy Theatre, as a Municipal Heritage Property, would be a beneficial opportunity.

APPENDICES

1. Municipal Heritage Property Designation Process.

REPORT APPROVAL

Written by: Kellie Grant, Heritage & Design Coordinator
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning & Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2022/PDCS/PL/Roxy Theatre – 320 20th Street West – Potential for Municipal Heritage Property Designation/cm