



June 30, 2025

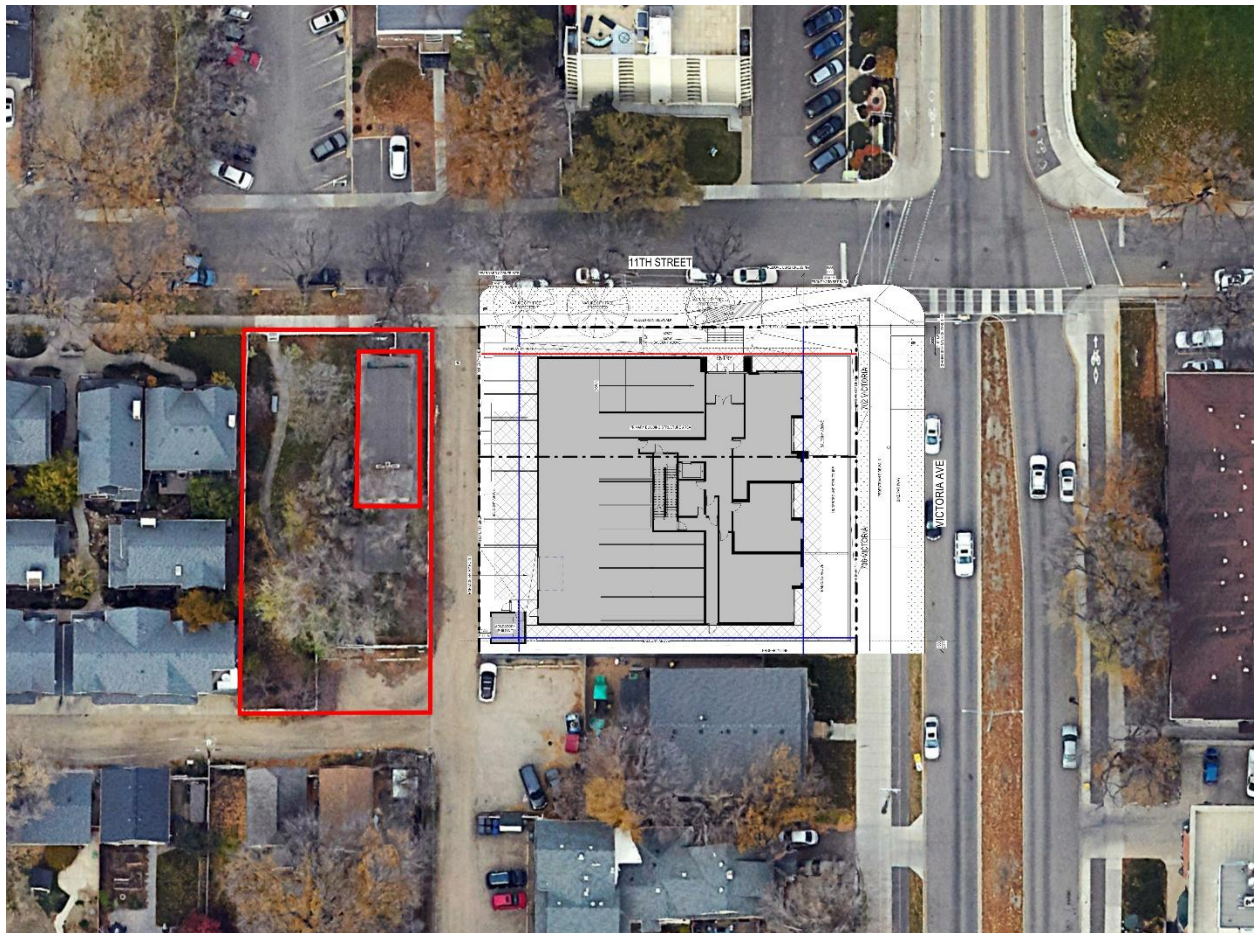
Heritage Impact Statement

702/706 Victoria Avenue

The following is an acknowledgment and understanding of the National Historic Site located across the rear lane to the west of the proposed rezoning development at 702/706 Victoria Avenue, Saskatoon, SK.

The proposed acknowledges the heritage significance of the Marr Residence to Canadian History.

Proposed Site Development and Historical Property



Site Plan



Historical Significance

The Marr Residence was built in 1884 and is the oldest building in Saskatoon on its original site, originally known as the Temperance Colony. Through its history on this property the building has a storied past and protected future. In 2016 the Marr residence was designated a National Historic Site, previously recognized in 1982 for its significance as a Designated Municipal Heritage Property (Saskatoon Bylaw 8769, Policy C10-020).

During the Northwest Resistance in 1885, Military General Middleton selected Marr to be used as Field Hospital No.2 for the Battle of Batoche, which was the most dramatic and bloody documented battle in Saskatchewan. Injured soldiers were ferried over the south Saskatchewan river from the battle site to the Marr Residence marking the first place in Canadian History where Nurses were employed by military forces, and the first time the Red Cross symbol was used in the country. This house is recognized as a nationally significant structure to the story of early Canada and Metis People.



The Marr Residence is located at 326 11th Street East. Its original framed structure stands, though includes various changes over the years. The building has a unique blend of Second Empire and Pioneer Vernacular architectural styles. It is 1.5 stories tall with a mansard roof and dormer windows. The Marr Garden wraps the west and south side of the property, providing a quiet getaway with mature greenery.

Condition of Historical Asset

The Marr Residence is well maintained. The roof, exteriors, glazing, and garden are in good preserved condition.

Proposed Development

The subject property is across the rear lane to the east of Marr Residence and Garden. The development is planned to be a multi-unit residential building with street facing units on the main floor of Victoria Avenue with all vehicular access from the civic rear lane.

The proposal to revise zoning for 702/706 Victoria Avenue changes the following development standards from the current bylaws - from existing Zoning RM3 low-medium density residential, to RM5 (by Agreement) Medium-high density residential.

Existing RM3 Maximum Building Height: 15 Meters (Zoning: Transit Development Area Designation)

Proposed RM5 by Agreement Building Height: 26 Meters (RM5 Maximum is 46M)

Note: All development standards for setbacks are the same for the existing and proposed zoning

Marr Building Height: ±6 Meters

There is no direct connection between the proposed rezoning property and the Marr property - do not share a common property line. The civic lane between the two properties will remain unchanged in configuration with the surface to be asphalt paved.



Impact of Proposed Project on Heritage Resource

There will be no impact on the heritage resource as the properties are not directly adjacent. The existing and proposed zoning have the same requirements for setbacks from property lines which dictate the spatial separation between structure and property line.

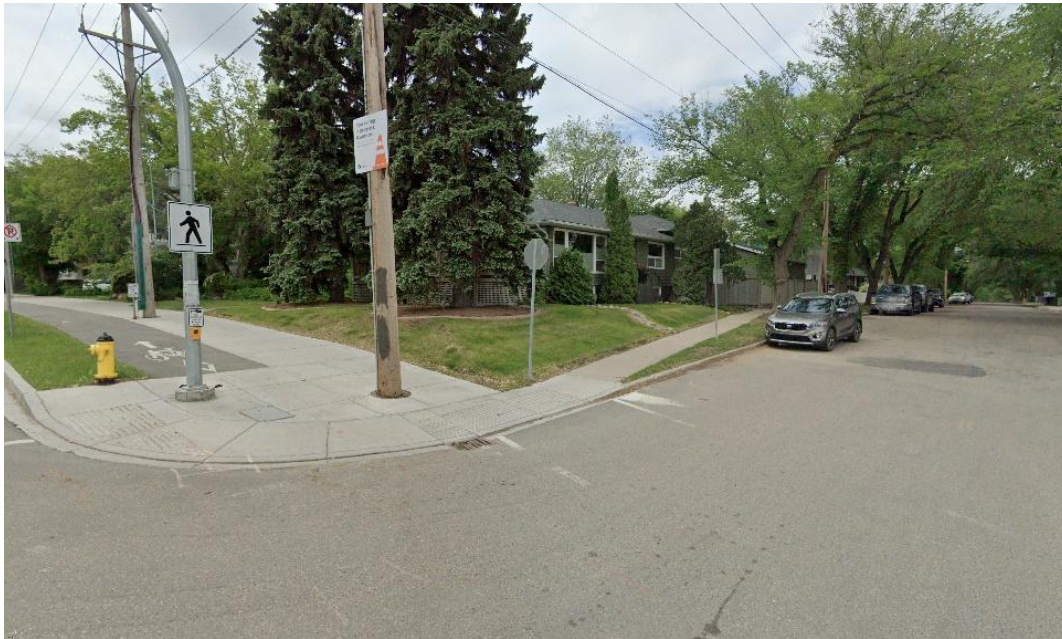
There is no impact on the potential extent of shadow cast by the proposed zoning compared to the existing zoning. Physical material degradation (exterior finishes) would be lessened by shadow cast as reduces the exposure of direct sunlight. The existing zoning maximum development height of 15 meters has the same impact on the heritage property as the proposed building height of 23 meters.

Measures to Mitigate Negative Impact on Site

The proposed building has limited excavation planned. One level of below grade parking is set back from the rear lane and is not proposed to be built to the property line to minimize potential impact on surface grade stability, aside from accessing underground utility connection(s) for the development property.

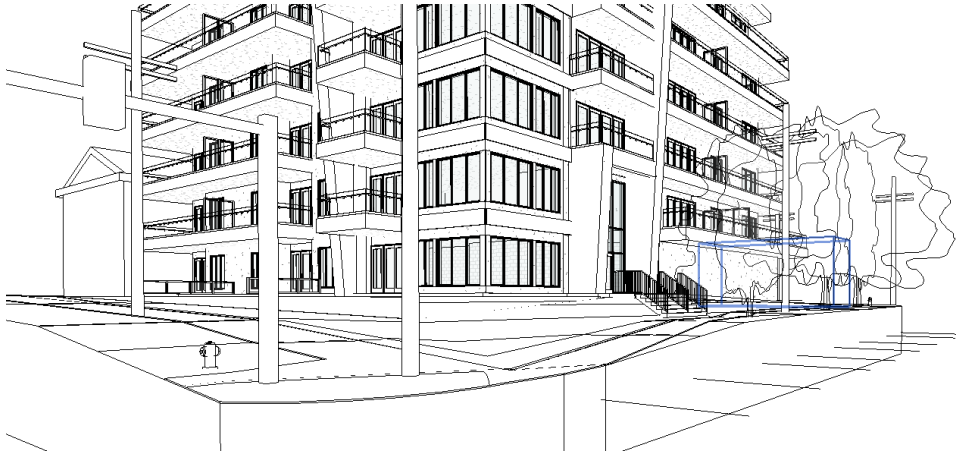
Required setbacks for the proposed development along 11th Street will visually expose the Marr Residence by several meters. The existing accessory building on the corner site is built as close as possible to the property line. This garage obstructs visibility of Marr property from Victoria Avenue. Development of an accessory building is not permitted to be built in the location where the existing garage is due to revisions of the bylaws for corner sites.

Relevant Photographs



Existing view From Victoria Avenue looking West. Marr Residence is obstructed from view entirely.





Proposed View from Victoria Avenue looking West. Marr Residence is partially unobstructed from view



The proposed rezoning compared to the existing zoning of 702/706 Victoria Avenue has no added impact on the Marr property at 326 11th Street East.

The respect of our cultural heritage in protection and preservation of the historical Marr Residence and Garden for generations to learn its connection to our shared Canadian history is unhampered by the proposed rezoning and future development.

Sincerely,

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Derek E. Kindrachuk SAA FRAIC
Principal Architect

