



Regina Planning Commission

**Tuesday, June 16, 2026
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Tuesday, June 16, 2026**

Agenda Approval
Adoption of Minutes

Minutes of the meeting held on May 12, 2026.

Administrative Reports

RPC26-11 Heritage Designations 2026

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application for designation of 2301 Lorne Street as a Municipal Heritage Property:

Historic Place Name	Address	Parcel	Appendix
Windsor Tower	2301 Lorne Street	Plan: 98RA28309 Block: 459, Lot: 20	A

2. Deny the application to designate the property at 2224 Toronto Street as a Municipal Heritage Property and remove the property from the Heritage Inventory:

Historic Place Name	Address	Parcel	Appendix
Howlett Residence	2224 Toronto Street	Plan: 101190103 Block 422 Lot 24 ext. 3	B

3. Instruct Administration to issue and serve notice of City Council's intention to consider a bylaw to designate the property at 2301 Lorne Street as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
4. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by City Council at its first meeting following the statutory notice period to:



OFFICE OF THE CITY CLERK

- a. Designate 2301 Lorne Street as a Municipal Heritage Property.
 - b. Identify the reasons for the designation and the character-defining elements as stated in Appendix A – 2301 Lorne Street and attached to this report for 2301 Lorne Street.
 - c. Provide that any subsequent alterations to the property be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
5. Upon adoption of a bylaw designating 2301 Lorne Street as a Municipal Heritage Property, instruct the Office of the City Clerk to add it to the Heritage Registry.
 6. Approve these recommendations at its meeting on June 24, 2026.

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, MAY 12, 2026

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Shobna Radons, in the Chair
John Aston
Jordan Gasior
Fred Hill
Sharon Markesteyn
Leah Morrigan
Maynard Sonntag
Kathleen Wilson
Councillor Dan Rashovich
Councillor George Tsiklis

Regrets: Nicole Torgerson

Also in Attendance: Council Officer, Jen Gentile
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Senior Legal Counsel, Cheryl Willoughby
Director, Planning & Director, Development Services, Autumn Dawson
Director, Recreation & Cultural Services, Diana Burton
Manager, City Planning, Ben Mario
Manager, Traffic Engineering, Carolyn Kalim
Senior City Planner, Jeremy Fenton
Senior Engineer, City Planning, Chad Bosgoed
City Planner II, Zoey Drimmie

AGENDA APPROVAL

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, with the addition of:

- **the List of Registered of Delegations**
- **delegation Susan McGillivray, Regina, SK to item RPC26-7 Zoning Bylaw Amendment – 834 Broadway Avenue**

ADOPTION OF MINUTES

Kathleen Wilson moved, **AND IT WAS RESOLVED**, that the minutes for the meeting held on April 21, 2026 be adopted, with an adjustment to the attendance record to:

Remove:

- **Manager, Planning & Partnerships, Janine Daradich**
- **Senior Engineer, Chad Bosgoed**

Add:

- **Manager, Real Estate, Keith Krawczyk**

ADMINISTRATIVE REPORTS

RPC26-7 Zoning Bylaw Amendment – 834 Broadway Avenue

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning the property located at 834 Broadway Avenue, as shown in Appendix A-2 – Zoning, and legally described as Lots 15 and 16 – Blk/Par 18 – Plan U2439 Ext 0, from RU – Residential Urban Zone to RL – Residential Low-Rise Zone and add the HT – Height Overlay Zone, with an 8.5 metre height limit.
 - b. Amending Zoning Map 2887(A) and 2887(B) accordingly (per 1[a]).
2. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations to be brought forward following approval of the recommendations by City Council and the required public notice.
3. Approve these recommendations at its May 20, 2026 meeting.

The following addressed the Commission:

- Wilma Staff, Regina, SK
- Susan McGillivray, Regina, SK
- Jonathan Richards, Tetra Property/Innova Developments, Craven, SK

Councillor George Tsiklis moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Tsiklis
IN FAVOUR:	Commissioner: Aston, Gasior, Hill, Markesteyn, Morigan, Sonntag, Wilson Councillors: Radons, Rashovich, Tsiklis

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 15 minute recess was called.

The Committee recessed at 5:40 p.m.

The Committee reconvened at 5:55 p.m.

RPC26-8 Concept Plan & Zoning Bylaw Amendment – 500 N Courtney Street

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the revised *Coopertown Concept Plan*, included within this report as Appendix E – Proposed Concept Plan.
2. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning the property located at 500 N Courtney Street, as shown in Appendix A-1 – Location, and legally described as SE¼ 4-18-20-W2, to various zones, as shown in Appendix G – Zoning (Proposed).
 - b. Amending Zoning Maps 2092(A), 2292(A), 2293(A) accordingly (per 2[a]).
3. Amend *Design Regina: The Official Community Plan, Bylaw No. 2013-48* by adding, as the 4th bullet, the following guideline to Policy 7.1.9 of Appendix A:

“Within NEW NEIGHBOURHOODS, collector streets should prioritize *medium density* residential, *high density* residential, or mixed-use land uses, and should be designed to avoid single lot vehicular access.”
4. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
5. Approve these recommendations at its meeting on May 20, 2026.

The following addressed the Commission:

- Robert Moran, Regina, SK
- Diana Hawryluk, Dream, Regina, SK

Jordan Gasior moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Gasior
IN FAVOUR:	Commissioner: Aston, Gasior, Hill, Markesteyn, Morigan, Sonntag, Wilson Councillors: Radons, Rashovich, Tsiklis

ADJOURNMENT

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:40 p.m.

Chairperson

Secretary



Heritage Designations 2026

Date	June 16, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-11

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application for designation of 2301 Lorne Street as a Municipal Heritage Property:

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4. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be

considered by City Council at its first meeting following the statutory notice period to:

- a. Designate 2301 Lorne Street as a Municipal Heritage Property.
 - b. Identify the reasons for the designation and the character-defining elements as stated in Appendix A – 2301 Lorne Street and attached to this report for 2301 Lorne Street.
 - c. Provide that any subsequent alterations to the property be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
5. Upon adoption of a bylaw designating 2301 Lorne Street as a Municipal Heritage Property, instruct the Office of the City Clerk to add it to the Heritage Registry.
 6. Approve these recommendations at its meeting on June 24, 2026.

ISSUE

The owners of 2301 Lorne Street and 2224 Toronto Street have applied to designate their respective properties as Municipal Heritage Properties:

Owner	Applicant	Address
Artemis Homes Ltd.	Jesse Tarr, Project Coordinator, Artemis Homes Ltd.	2301 Lorne Street
Ana Charisse Labrador De Vera and Christopher Macias De Vera	Ana Charisse De Vera	2224 Toronto Street

Applications for designation are considered in accordance with Section 11 of *The Heritage Property Act* (The Act) and *The Heritage Inventory Policy* (Appendix D) adopted by City Council on March 25, 2019, which provides guidance on the evaluation of heritage properties and how recommendations for designation are brought forward to City Council.

IMPACTS

Financial Impact

There is no direct financial impact to designating properties as Municipal Heritage Properties. Municipal Heritage Property owners are eligible to apply for incentives under the *Heritage Incentives Policy* to support eligible work to maintain the heritage value of the property. Incentive applications are considered through an annual application process and are brought to City Council for approval under a separate report.

Legal Impact

If City Council approves the recommendation in this report, a bylaw will be brought forward no

sooner than 30 days following the meeting after statutory public notice is completed, to formally designate the property at 2301 Lorne Street. The designation will be registered on title to the property.

Policy Impact

Section D8 of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP) directs that the City of Regina (City) encourage owners to protect historic places through good stewardship and voluntarily designation of their properties.

Strategic Priority Impact

Heritage designation of 2301 Lorne Street, as well as its conservation, supports the City’s Vibrancy Strategic Priority, specifically that “the City Centre thrives as a vibrant, inclusive, destination that attracts residents, visitors and investment” as many of Regina’s heritage properties are found within the City Centre and surrounding older neighbourhoods.

Environmental Impact

The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas (GHG) emissions. Supporting the retention of heritage buildings can prevent GHG emissions resulting from the demolition of existing structures and the construction of new buildings.

Indigenous Impact

The City is committed to active, respectful and ongoing participation in shared processes with Indigenous communities. Administration acknowledges that applying an Indigenous lens to the City’s heritage policies is important. An Indigenous worldview is not embedded in the City’s current heritage designation policy. Additionally, current forms and processes used to evaluate applications for heritage designation do not include an Indigenous perspective. Administration is aiming to undertake a review of the City’s *Heritage Inventory Policy* in 2026/2027 and will consider how to better analyze and incorporate the recognition and shared history with First Nations, Métis, and Inuit in Treaty 4 Territory in that work.

There are no labour or inclusion, diversity, equity & accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application for designation of 2301 Lorne Street and deny the application for the designation of 2224 Toronto Street – RECOMMENDED

Advantage: This supports the preservation of local cultural and architectural heritage and encourages property owners to protect historic places through good stewardship and voluntary designation of their properties. This option focuses protection efforts on 2301 Lorne Street, which retains a higher degree of heritage integrity, while recognizing that 2224 Toronto Street has undergone significant alterations over time that have diminished its original character. Removing 2224 Toronto Street from the heritage inventory ensures that

City resources and regulatory efforts are directed toward properties that continue to demonstrate strong heritage value.

Consideration: Designation of properties requires Administration to review and regulate proposed changes to the properties over time, which may increase administrative workload. Additionally, removing 2224 Toronto Street from the inventory may be viewed as a loss of recognition for a historically listed property. Gradual alterations have reduced its ability to convey its heritage significance. This reinforces the importance of maintaining heritage integrity for properties to remain eligible for long-term protection.

OPTION 2 – Deny the heritage designation of both properties – Not Recommended

Advantage: Reduces administrative responsibilities and long-term obligations for the City related to heritage oversight and regulatory processes.

Consideration: Denying the designation of 2301 Lorne Street would represent a missed opportunity to advance outcomes in the OCP that encourage voluntary heritage designation and the long-term stewardship of historic places. It may also discourage other property owners from pursuing voluntary designation in the future. For 2301 Lorne Street specifically, not supporting designation will increase the risk of losing the historic character and cultural value as it will not be protected from significant alteration or redevelopment.

OPTION 3 – Approve the application for designation of both 2301 Lorne Street and 2224 Toronto Street – Not Recommended

Advantage: Maximizes the protection of identified heritage resources by formally recognizing and protecting both properties. This approach demonstrates a strong commitment to heritage conservation and aligns with broader policy goals of preserving historic places and encouraging voluntary participation.

Consideration: Designating 2224 Toronto Street, despite its significant alterations, may reduce the integrity of the heritage program. This could set a precedent for designating properties with reduced heritage value, potentially weakening overall program credibility. It would also increase administrative oversight requirements for a property where the heritage value is less clearly defined.

COMMUNICATIONS & ENGAGEMENT

The Heritage Sector Reference Group and the Heritage Conservation Branch of the Ministry of Parks, Culture and Sport have received a copy of each application. The Heritage Sector Reference Group supports the application to designate the property at 2301 Lorne Street but does not support the application to designate the property at 2224 Toronto Street while the Heritage Conservation Branch of the Ministry supports both applications.

The Heritage Sector Reference Group and property owners who applied for designation will receive a copy of this report.

DISCUSSION

Heritage properties are valued for their historical, cultural and architectural importance, contributing to the distinct character and identity of our community. The recommendation for each of the proposed designations is based on a review of the applications from the property owner(s) and confirmation that each property's heritage significance is consistent with the policies contained within the OCP.

Designation as a Municipal Heritage Property recognizes and legally protects a property's heritage value. Designation also encourages good stewardship of heritage assets by providing tools for managing the care and maintenance of properties and allowing property owners to access financial support for conservation projects through the *City's Heritage Incentive Policy*. Upon designation, the City supports property owners to ensure that repairs and renovations maintain the heritage integrity of the property.

The evaluation process for the subject properties includes a detailed review of their Heritage Value, and their alignment with thematic areas within the City's heritage framework.

2301 Lorne Street

2301 Lorne Street is recommended for designation as it retains a high degree of original architectural integrity, including key character defining elements that clearly convey its heritage significance. The property is a strong example of 1960s residential architecture, reflecting the design trends of the period as well as the population and construction boom of the mid-twentieth century. Notably, this era of development and type of architecture is currently underrepresented within the City's heritage portfolio. As such, the designation of 2301 Lorne Street would not only ensure the protection of a well-preserved example from this era but also contribute to a more balanced and representative municipal heritage designation program.

The prepared statements of significance and evaluation form for each property are attached as appendices to this report. The following table summarizes information about the property being recommended for designation.

Historic Place Name	Address	Summary of Heritage Value
Windsor Tower	2301 Lorne Street	<ul style="list-style-type: none">• Windsor Tower possesses associative heritage value in relation to Regina's urban development history, in particular the population and construction boom of the mid-twentieth century.• Windsor Tower's heritage value also stems from its architectural importance, being an early example of

		<p>a Modernist high-rise apartment building in the city, and for its unique design characteristics – most notably its expressed structural framework, and the use of pilotis – structural columns that lift the building above ground level to create an open space.</p> <ul style="list-style-type: none"> Windsor Tower contributes to the eclectic historic character of the Centre Square neighbourhood, an area defined by diverse housing types and architectural styles across a broad time frame. Windsor Tower contributes to the concentration of 1960s-era high rise apartments that were developed in its vicinity.
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2224 Toronto Street

While 2224 Toronto Street retains some elements of its original historic fabric, it is not recommended for designation due to the cumulative impact of alterations to the property over time. Notably, the loss of original historic window sashes and the addition of a stone finish to re clad the base of the verandah have negatively affected the building’s historic fabric and overall character. In reviewing the application, the Heritage Sector Reference Group determined that the property does not represent a strong candidate for designation. Additionally, the era of development and architectural style of the property is already well-represented within the City’s existing heritage inventory, which limits the strategic value of its designation.

DECISION HISTORY & AUTHORITY

On March 25, 2019, City Council considered item *CR19-20 Policy to Administer an Inventory of Heritage Property in Regina and Repeal of Bylaw No. 8912 – A Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina May Wish To Designate as Municipal Heritage Properties* and adopted a resolution to approve *The Heritage Inventory Policy*.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Femi Adegeye, Senior City Planner

ATTACHMENTS

Appendix A - 2301 Lorne Street Heritage Evaluation

Appendix B - 2224 Toronto Street Heritage Evaluation
Appendix C - Summary Sheet for Designation Applications
Appendix D - Heritage Inventory Policy

HERITAGE ASSESSMENT

DATE: May 2, 2026

EVALUATOR: Clint Robertson

RESOURCE NAME	Windsor Tower		
ALT. RESOURCE NAME	Park View Tower		
ADDRESS	2301 Lorne Street		
NEIGHBOURHOOD	Centre Square		
TYPE OF RESOURCE	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Cultural Landscape	<input type="checkbox"/> Engineering Work
LEGAL DESCRIPTION	98RA28309;459;20		
YEAR BUILT	1965-66		
ORIGINAL OWNER	Park View Towers Ltd		
BUILDER	Smith Brothers and Wilson		
ARCHITECT/DESIGNER	Ramsay and Ramsay		
STYLE/DESIGN	International		
ORIGINAL USE	Apartments		
PRESENT USE	Apartments		
CITY OWNED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

CONTEMPORARY PHOTO

Max. Width: 6" | Max. Height: 4"



1. STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

Windsor Tower, built 1965-66 (originally known as the Park View Tower), is a nine-storey, 40-unit, International-style apartment building located on the corner of Lorne Street and 15th Avenue in the Centre Square (former Transitional) neighbourhood of Regina. The building's exterior is defined by its exposed concrete structural framework, rugged brick walls, and balconies. The building stands on pilotis – structural columns that lift the building above ground level creating an open ground-level space.

HERITAGE VALUE

Built in 1965-66, Windsor Tower possesses associative value in relation to Regina's urban development history, and the mid-Twentieth century population and construction boom that characterized the city at the time. After decades of slow growth, the city's population jumped from 71,000 in 1951 to 127,000 in 1965. Though many small walk-up apartment buildings were developed in the 1950s, a housing deficit remained in the 1960s, with population growth necessitating more new housing and housing types, including larger apartment buildings such as Windsor Tower. Such changes were enabled by amendments to the city's zoning bylaw in 1964 which permitted taller buildings – allowing a height increase from 60 to 180 feet. This zoning change led to the immediate development of several high-rise apartment buildings in mid-late 1960s alone, including Windsor Tower. Other early high-rise apartments in the Centre Square area include the Graceland (Beacon) (1963), Waverly (1965), Prince Charles (1966), Champlain (1967), Lily Rose (1968) and Legacy (Davin) Tower (1969) Apartments.

Windsor Tower's heritage value also stems from its architectural importance, being an early example of a Modernist high-rise apartment building in the city, and for its unique design characteristics. While a couple of larger apartment buildings had been constructed in the city in the 1950s and early 1960s, the mid-1960s marked the beginning of a new era in high-rise apartment building development with the Windsor Tower helping to inaugurate the era.

Windsor Tower is unique for its International-style design in Regina for several reasons, most notably its expressed structural framework, and the use of pilotis – structural columns that lift the building above ground level to create an open space. Whereas most buildings in Regina had traditionally seen their structural framework overclad with finishing materials, on Windsor Tower the vertical and horizontal reinforced concrete frame of the building was made exposed and visible to contribute to the architectural and visual interest of the design. The frame was infilled with rugged brick and large window assemblies to create the exterior walls. Use of pilotis had the effect of lifting the volume of the building above ground level to create a lightness of appearance and an uncommon new design aesthetic in the city. The open area under the volume of the building also provided functional parking space. The ground floor curved wall, stylized window opening, and use of aggregate cladding are simple but attractive finishes that further distinguish the Modernist character of the building.

The building was designed the architectural firm of Ramsay and Ramsay, comprising brothers Robert and David Ramsay. The firm existed 1959-1973, with Robert previously gained notoriety in partnership with Francis Portnall and Daniel Stock from 1949-51, and then in a new partnership with Stock from 1951-58. The firm was involved in numerous high-profile commissions including the Regina Trend House (1954) – part of a national case-study program showcasing modern house examples in all of the major Canadian cities. With Stock, Robert was also responsible for the Saskatchewan Government Telephone Building (1955), and Regina Post Office (1956). Ramsay and Ramsay completed a range of projects such as schools, health care and residential buildings. Most notably, the firm designed the Wascana Golf and Country Club (1960-61) in Regina and the Civic Centre (1967) and Provincial Geriatric Centre (1967) in Swift Current.

The Windsor Tower also contributes to the eclectic, historic contextual character which defines Centre Square neighbourhood as an area of various housing types from a broad time frame. The area includes both single-family homes - and a variety of apartment buildings (large and small) - spanning the Twentieth century. Windsor Tower contributes to the concentration of mid-late 1960s-era high rise apartments in its vicinity.

CHARACTER-DEFINING ELEMENTS

The character defining elements include but not limited to:

- form, scale, and massing comprising 9-storey height; rectilinear and flat-roof form; structural base of pilotis forming open space below the volume of the structure; projecting open balconies; curved, ground level front wall; exposed reinforced concrete structural framework of horizontal and vertical members

- exterior finishes including; rugged brick wall cladding; and ground-level black aggregate wall cladding material;

-the fenestration pattern, including the large window assemblies with combined window and door openings to the balconies; the profile and configuration of the window sashes; and the stylized window opening on the curved entrance wall.

- open concrete balconies with metal balustrades;

- its location in the Centre Square neighbourhood.

2. SIGNIFICANCE CRITERIA

1. ASSOCIATIVE

Yes No N/A

- The resource is closely and meaningfully associated with one or more theme, event, period of time, culture, institution, person, community, or tradition considered important in the city's history.

2. CONTEXTUAL

Yes No N/A

- The resource is important in the historic development of the neighbourhood or city.
- The resource, by virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Regina to a broad audience.

3. TANGIBLE

Yes No N/A

- The resource is important in demonstrating aesthetic characteristics and/or represents an important creative achievement in design, architecture, planning, construction, materials, or technology.
- The resource possesses uncommon, rare or endangered aspects of the city's cultural history.

THRESHOLD FOR SIGNIFICANCE CRITERIA

Has the heritage resource met *at least one* of the above criteria?

Yes No

Yes is required for inclusion onto the Heritage Inventory.

3. INTEGRITY CRITERIA

1. LOCATION Yes No N/A

Location is the place where the heritage resource was constructed or the site where an historic activity or event occurred.

2. DESIGN Yes No N/A

Design is the combination of elements that create the form, plan, space, structure and style of the resource.

3. ENVIRONMENT Yes No N/A

Environment is the physical setting of the heritage resource. Whereas location refers to a specific place, environment refers to the character of the place in which the resource played its historic role.

4. HISTORIC FABRIC Yes No N/A

Historic fabric is the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form the heritage resource. Historic fabric may be obscured by later interventions.

5. WORKMANSHIP Yes No N/A

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is important because it can provide information about technological practices and aesthetic principles.

6. FEELING Yes No N/A

Feeling is the resource's expression of the aesthetic or historic sense of a particular period of time.

7. ASSOCIATION Yes No N/A

Association is the direct link between an important historic event, person, or original use and the heritage resource.

THRESHOLD FOR INTEGRITY CRITERIA

Does the heritage resource satisfactorily meet the above criteria? * Yes No
 Yes is required for inclusion onto the Heritage Inventory.

If the Evaluator has selected any 'No's' in the Aspects of Integrity, and determined that the heritage resource has satisfactory met the Integrity Criteria by selecting 'Yes' for the Threshold for Integrity Criteria, please provide a written description in the box below justifying the decision. In addition, please identify any other integrity issue(s).

**If sufficient evidence and/or documentation exists, take into consideration the possible reversibility of unsympathetic past interventions to the heritage resource.*

4. CHRONOLOGY OF PAST INTERVENTIONS

In chronological order, document known and observable alterations to the resource.

Windsor Tower retains a remarkable degree of integrity to the exterior and public areas of the interior. Unless noted, its unclear when the following changes were made.

Exterior changes to the property include:

- The painting of the exterior masonry, including both the brick and the concrete framework elements;
- The replacement of the balcony doors with polyvinyl chloride (PVC) doors (replaced 2015-2016 per Google streetview images) – the earlier doors featured more glazing);

Interior changes to the public areas of the interior include:

- carpeting and acoustic ceiling tiles of lobby

5. VALUES SUMMARY

In a concise, point form, specify any possible heritage values which could contribute to the overall significance of the resource.

- Windsor Tower possesses associative value in relation to Regina’s urban development history, and the mid-Twentieth century population and construction boom that characterized the city at the time. (Associative value)
- Windsor Tower’s heritage value also stems from its architectural importance, being an early example of a Modernist high-rise apartment building in the city, and for its unique design characteristics - most notably its expressed structural framework, and the use of pilotis – structural columns that lift the building above ground level to create an open space. (Tangible value)
- Windsor Tower also contributes to the eclectic, historic contextual character which defines Centre Square neighbourhood as an area of various housing types from a broad time frame. Windsor Tower contributes to the concentration of mid-late 1960s-era high rise apartments in its vicinity. (Contextual value)

6. THEMATIC FRAMEWORK

Select *one* City of Regina Thematic Framework (2017) theme most appropriate for the *primary* heritage value noted above. Upon production of a subsequent Statement of Significance, update the primary theme if required.

- | | | |
|---|--|---|
| <input type="checkbox"/> 1.1 Natural & Cultural Landscapes | <input type="checkbox"/> 2.5 Commerce & Service Industries | <input type="checkbox"/> 4.5 Sports & Recreation |
| <input type="checkbox"/> 1.2 Enduring First Nations Presence | <input type="checkbox"/> 3.1 Administration & Politics | <input type="checkbox"/> 4.6 Exhibitions & Fairs |
| <input type="checkbox"/> 1.3 Multi-cultural Settlement | <input type="checkbox"/> 3.2 Law, Order, & Security | <input type="checkbox"/> 4.7 Social Movements |
| <input type="checkbox"/> 1.4 Capital City Development | <input type="checkbox"/> 3.3 Defending Regina | <input checked="" type="checkbox"/> 5.1 Architecture & Design |
| <input type="checkbox"/> 2.1 Early Economies | <input type="checkbox"/> 4.1 Spiritual Life | <input type="checkbox"/> 5.2 Visual & Performing Arts |
| <input type="checkbox"/> 2.2 Transportation & Infrastructure | <input type="checkbox"/> 4.2 Education | <input type="checkbox"/> 5.3 Community Collections |
| <input type="checkbox"/> 2.3 Communication Networks | <input type="checkbox"/> 4.3 Health Care & Social Services | <input type="checkbox"/> 5.4 Media |
| <input type="checkbox"/> 2.4 Extraction, Production, & Distribution | <input type="checkbox"/> 4.4 Community Groups | |

7. FINAL EVALUATION

Has the heritage resource met the thresholds for both Significance and Integrity criteria, meriting it for inclusion onto the Heritage Inventory?

Yes **No**

8. ADDITIONAL IMAGES

Additional images can consist of additional contemporary photos, historic photos, plans, and/or maps.

IMAGE #1

Max. Long Side Length: 6"



CAPTION	Main (west) façade detail view of main entrance and ground floor detailing
DATE	2025
PHOTOGRAPHER	P3A Architecture
SOURCE	Windsor Tower Historic Context, Statement of Significance & Conservation Plan, P3A Architecture
COPYRIGHT	City of Regina

IMAGE #2

Max. Long Side Length: 6"



CAPTION	Interior view showing a portion of the lobby with original built-in furniture
DATE	2025
PHOTOGRAPHER	P3A Architecture
SOURCE	Windsor Tower Historic Context, Statement of Significance & Conservation Plan, P3A Architecture
COPYRIGHT	City of Regina

IMAGE #3

Max. Long Side Length: 6"



CAPTION	Historic photo showing view from the southwest of the main (front) and south facades
DATE	unknown
PHOTOGRAPHER	unknown
SOURCE	City of Regina Archives
COPYRIGHT	City of Regina

9. RESEARCH SOURCES

Provide an annotated reference list directly relevant to this resource.

"60 million building boom forecast for Regina in '65." The Leader-Post, October 22, 1965. [Outline of the construction and population boom in Regina at the time]

Advertisement, The Leader-Post, April 24, 1954. [reference to architects of the Regina Trend House - Stock, Ramsay & Associates - in Eaton's department store ad]

"Architects dissolve firm." The Leader-Post, 17 Dec. 1958. [outline of Robert Ramsay's partnerships with Portnall and Stock].

Flaman, Bernard, "Architecture of Saskatchewan: A Visual Journey, 1930 – 2011", 2013. [References to Robert Ramsay's higher profile works]

"Form Follows Function", Saskatchewan Association of Architects

"High-rise apartment let." The Leader-Post, 26 Apr. 1965. [Announcement of tender award and description of the property]

"Obituary: Robert RAMSAY." The Globe and Mail, April 2, 2001. [Description of Robert Ramsay's architectural works including the Wascana Golf and Country Club and his departure from Regina in 1973]

"Regina's Apartment Boom – 1950s Were Ripe for Speculators." The Leader-Post, April 28, 1965. [Commentary of apartment development in the 1950s and early 1960s]

Windsor Tower Historic Context, Statement of Significance & Conservation Plan, P3A Architecture, 2025 [Outline of Regina's urban development in the 1960s]

"With Firms." The Leader-Post, August 8, 1959. [Announcement of David Ramsay and Robert Ramsay going into practice together]

HERITAGE ASSESSMENT

DATE: May 24, 2025

EVALUATOR: Prairie Wild Consulting Team

RESOURCE NAME	Howlett Residence		
ALT. RESOURCE NAME			
ADDRESS	2224 Toronto St, Regina, SK S4P 1N5		
NEIGHBOURHOOD	Heritage/General Hospital Area		
TYPE OF RESOURCE	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Cultural Landscape	<input type="checkbox"/> Engineering Work
LEGAL DESCRIPTION	Plan: 101190103 Block: 422 Lot: 24 50°26'36.4"N 104°35'58.0"W		
YEAR BUILT	1912		
ORIGINAL OWNER	Ira L. Howlett		
BUILDER	Unknown		
ARCHITECT/DESIGNER	Unknown		
STYLE/DESIGN	Queen Anne Revival		
ORIGINAL USE	Residential		
PRESENT USE	Residential		
CITY OWNED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

CONTEMPORARY PHOTO



CAPTION	2224 Toronto Street: East (front) façade of the Howlett Residence
DATE	April 7, 2025
PHOTOGRAPHER	Samantha Mark
SOURCE	Prairie Wild Consulting Co.
COPYRIGHT	City of Regina

1. STATEMENT OF SIGNIFICANCE

Description of Historic Place

The Howlett Residence, built 1912, is a two-and-one-half-storey, wood-frame, Queen Anne Revival-style house. The house is distinguished by its bay windows and gables with alternating courses of patterned shingle cladding, and subtle classical finishes including grouped modillion blocks below the eaves. The house features a partial-width front verandah with second-storey extension above. The house is located mid-block in the inner-city General Hospital Area, an area within the larger Heritage Neighbourhood.

Heritage Value of Historic Place

Built in 1912, the Howlett Residence is characteristic of, and contributes to, the historical development of the General Hospital Area of Regina as one of Regina's historic working and middle-class neighbourhoods developed in the first few decades of the Twentieth Century. The property contributes to a streetscape and concentration of early-Twentieth century houses which defines the neighbourhood.

While the General Hospital Area was part of Regina's original 1883 town site, the area was primarily developed between 1910 and 1930. In mid-1911 there were no houses on the entirety of Toronto Street in the General Hospital Area (between Victoria and College Avenues), and as late as June 1912 there were only five houses in the same stretch. As such, this house which was completed in September 1912 is among the earliest surviving houses on the street in the General Hospital Area.

Characteristic of the social demographic of the area, the first known owner occupant was Ira L. Howlett (1877-1964) – a real estate broker and contractor with MacDonald, Ety and Co. – and his wife Edith (1879-1966) and their two children. Like many others in Regina at the time, the Alma, Ontario-born Howlett was actively involved in speculative residential development to take advantage of the booming city. With 1912 being the biggest boom year of all in the first half of the Twentieth century, Howlett had developed a row of at least three houses for sale - this one at 2224 Toronto Street as well as 2218 (demolished) and 2230 Toronto Street (now 2228, extant). Evidently Howlett held on to this one, residing here ca1912-1915. In 1917 Howlett left Regina to take up residence in the Okanagan Valley. He retained the house until 1918 when it was lost in a sheriff's sale.

The subsequent occupants of the house in the 1910s included farmer, Thomas Hill (c.1915 – 1918), and William Bragg (ca1919-1920), a clerk with the Massey-Harris farm implement company.

The Howlett Residence has architectural value due to its early-Twentieth century design and classical Queen Anne Revival-style characteristics. The house is characterized by its alternate courses of patterned shingle-work cladding in the gables consisting of fish-scale and stylized shaped shingles and its bay windows. The arched openings of the verandah display subtle classical keystone detailing, with the grouped modillions under the eaves and verandah roofline being further classical references. While the front, partial-width verandah and second-storey, gable-roof extension above would appear to be later additions, in fact, they were in existence within a year of the construction of the house; and given their compatible detailing with modillion-block eave ornament and other finishes, may even have been a modification made to the design during initial construction. The entrance wall within the verandah features an interesting wood-panelled, tongue-and-groove finish characteristic of Queen Anne design.

Character-Defining Elements

Character-defining elements of the Howlett Residence include, but are not limited to, the following:

- the two-and-one-half-storey, rectangular, front-gable-roof form with two-storey front extension, a single-storey, partial-width front verandah, and smaller, rectangular rear extension with shed roof;
 - wood cladding and finishes comprising wood-shingle gable cladding with alternate patterned courses including fish-scale and stylized shingle profiles; wooden, narrow-width, drop siding on the first storey; closed, wooden, tongue-and-groove soffits with grouped modillion block ornament; corner boards, cornices, and water-table; rear pent roof dividing the second storey and attic levels; rusticated, cast-stone foundation blocks;
 - fenestration, including front upper and lower storey bay windows;
 - verandah with splayed base and wood finishes of arched openings with spandrels and plain supports with subtle mouldings including keystones; wood-panelled, tongue-and-groove verandah wall finishes and tongue-and-groove verandah ceiling.
-

2. SIGNIFICANCE CRITERIA

1. ASSOCIATIVE Yes No N/A

- The resource is closely and meaningfully associated with one or more theme, event, period of time, culture, institution, person, community, or tradition considered important in the city's history.

2. CONTEXTUAL Yes No N/A

- The resource is important in the historic development of the neighbourhood or city.
- The resource, by virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Regina to a broad audience.

3. TANGIBLE Yes No N/A

- The resource is important in demonstrating aesthetic characteristics and/or represents an important creative achievement in design, architecture, planning, construction, materials, or technology.
- The resource possesses uncommon, rare or endangered aspects of the city's cultural history.

THRESHOLD FOR SIGNIFICANCE CRITERIA

Has the heritage resource met *at least one* of the above criteria?
Yes is required for inclusion onto the Heritage Inventory.

Yes **No**

3. INTEGRITY CRITERIA

1. LOCATION Yes No N/A

Location is the place where the heritage resource was constructed or the site where an historic activity or event occurred.

2. DESIGN Yes No N/A

Design is the combination of elements that create the form, plan, space, structure and style of the resource.

3. ENVIRONMENT Yes No N/A

Environment is the physical setting of the heritage resource. Whereas location refers to a specific place, environment refers to the character of the place in which the resource played its historic role.

4. HISTORIC FABRIC Yes No N/A

Historic fabric is the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form the heritage resource. Historic fabric may be obscured by later interventions.

5. WORKMANSHIP Yes No N/A

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is important because it can provide information about technological practices and aesthetic principles.

6. FEELING Yes No N/A

Feeling is the resource's expression of the aesthetic or historic sense of a particular period of time.

7. ASSOCIATION Yes No N/A

Association is the direct link between an important historic event, person, or original use and the heritage resource.

THRESHOLD FOR INTEGRITY CRITERIA

Does the heritage resource satisfactorily meet the above criteria? *

Yes No

Yes is required for inclusion onto the Heritage Inventory.

If the Evaluator has selected any 'No's' in the Aspects of Integrity, and determined that the heritage resource has satisfactory met the Integrity Criteria by selecting 'Yes' for the Threshold for Integrity Criteria, please provide a written description in the box below justifying the decision. In addition, please identify any other integrity issue(s).

Detailed chronological effects to the integrity are outlined in Section 4.

While the front, partial-width verandah and second-storey, gable-roof extension above would appear to be later additions, in fact, they were in existence within a year of the construction of the house; and given their compatible detailing with modillion-block eave ornament and other finishes, may even have been a modification made to the design during initial construction

The loss of the historic window sashes and the stone finish added to re clad the base of the verandah has negatively affected the "Historic Fabric" and character of the building, however, the property retains most of its historic fabric.

**If sufficient evidence and/or documentation exists, take into consideration the possible reversibility of unsympathetic past interventions to the heritage resource.*

4. CHRONOLOGY OF PAST INTERVENTIONS

In chronological order, document known and observable alterations to the resource.

- ca1912-1913: The house was completed in September 1912 and the fire insurance map of September 1913 shows that the front second-storey extension and partial enclosure of the front verandah already existed indicating either a very early modification to the original design, or a modification made during initial construction.
- ca2009-2024: The multi-light wood-sash windows and storm sashes were incrementally replaced including ca2019-2024 the removal of the highly characteristic Queen Anne style window in the front porch with its single-light glazing surrounded by smaller panes.
- ca2015-2016: A stone finish was added to reclad the base of the verandah.

5. VALUES SUMMARY

In a concise, point form, specify any possible heritage values which could contribute to the overall significance of the resource.

- The Howlett Residence is characteristic of, and contributes to, the historical development of the General Hospital Area of Regina as one of Regina’s historic working and middle-class neighbourhoods developed in the first few decades of the Twentieth Century. The property contributes to a streetscape and concentration of early-Twentieth century houses which defines the neighbourhood. It is among the oldest surviving residences on the street in the General Hospital Area within the Heritage Neighbourhood. (*Contextual Value*)
- The Howlett Residence has tangible value due to its early-Twentieth century design and classical Queen Anne Revival-style characteristics, including its alternate courses of patterned shingle-work cladding and bay windows. (*Tangible Value*)

6. THEMATIC FRAMEWORK

Select *one* City of Regina Thematic Framework (2017) theme most appropriate for the *primary* heritage value noted above. Upon production of a subsequent Statement of Significance, update the primary theme if required.

- | | | |
|---|--|---|
| <input type="checkbox"/> 1.1 Natural & Cultural Landscapes | <input type="checkbox"/> 2.5 Commerce & Service Industries | <input type="checkbox"/> 4.5 Sports & Recreation |
| <input type="checkbox"/> 1.2 Enduring First Nations Presence | <input type="checkbox"/> 3.1 Administration & Politics | <input type="checkbox"/> 4.6 Exhibitions & Fairs |
| <input type="checkbox"/> 1.3 Multi-cultural Settlement | <input type="checkbox"/> 3.2 Law, Order, & Security | <input type="checkbox"/> 4.7 Social Movements |
| <input type="checkbox"/> 1.4 Capital City Development | <input type="checkbox"/> 3.3 Defending Regina | <input checked="" type="checkbox"/> 5.1 Architecture & Design |
| <input type="checkbox"/> 2.1 Early Economies | <input type="checkbox"/> 4.1 Spiritual Life | <input type="checkbox"/> 5.2 Visual & Performing Arts |
| <input type="checkbox"/> 2.2 Transportation & Infrastructure | <input type="checkbox"/> 4.2 Education | <input type="checkbox"/> 5.3 Community Collections |
| <input type="checkbox"/> 2.3 Communication Networks | <input type="checkbox"/> 4.3 Health Care & Social Services | <input type="checkbox"/> 5.4 Media |
| <input type="checkbox"/> 2.4 Extraction, Production, & Distribution | <input type="checkbox"/> 4.4 Community Groups | |

7. FINAL EVALUATION

Has the heritage resource met the thresholds for both Significance and Integrity criteria, meriting it for inclusion onto the Heritage Inventory?

Yes **No**

8. ADDITIONAL IMAGES

Additional images can consist of additional contemporary photos, historic photos, plans, and/or maps.

IMAGE #1



CAPTION	2224 Toronto Street: West (rear) façade.
DATE	April 7, 2025
PHOTOGRAPHER	Samantha Mark
SOURCE	Prairie Wild Consulting Co.
COPYRIGHT	City of Regina

IMAGE #2



CAPTION	2224 Toronto Street: North (side) façade.
DATE	April 7, 2025
PHOTOGRAPHER	Samantha Mark
SOURCE	Prairie Wild Consulting Co.
COPYRIGHT	City of Regina

IMAGE #3



CAPTION	2224 Toronto Street: South (side) façade.
DATE	April 7, 2025
PHOTOGRAPHER	Samantha Mark
SOURCE	Prairie Wild Consulting Co.
COPYRIGHT	City of Regina

IMAGE #4



CAPTION	2224 Toronto Street: Roof and window detail.s
DATE	April 7, 2025
PHOTOGRAPHER	Samantha Mark
SOURCE	Prairie Wild Consulting Co.
COPYRIGHT	City of Regina

IMAGE #5



CAPTION	2224 Toronto Street: Roof and window details.
DATE	April 7, 2025
PHOTOGRAPHER	Samantha Mark
SOURCE	Prairie Wild Consulting Co.
COPYRIGHT	City of Regina

IMAGE #6



CAPTION	2224 Toronto Street: Chimney details.
DATE	April 7, 2025
PHOTOGRAPHER	Samantha Mark
SOURCE	Prairie Wild Consulting Co.
COPYRIGHT	City of Regina

9. RESEARCH SOURCES

City of Regina:

Building Permit: #699, July 1912, I. L. Howlett, \$3,500

Property Assessment and Tax Summary:

<https://propertysearch.regina.ca/SearchAccountByText?enteredText=2224%20TORONTO%20STREET>

General Hospital Area Walking Tour: <https://www.regina.ca/export/sites/Regina.ca/about-regina/regina-history-facts/galleries/pdfs/General-Hospital-Walking-Tour.pdf>

Newspapers:

The Leader-Post - Sep. 7, 1912 - p. 2: <https://www.newspapers.com/article/the-leader-post-ira-l-howlett-ad/171856049/>

The Leader-Post - Jun. 26, 1917 - p. 7: <https://www.newspapers.com/article/the-leader-post-mr-and-mrs-ira-howlett/171856633/>

The Leader-Post - Jun. 18, 1918 - p. 19: <https://www.newspapers.com/article/the-leader-post-sheriffs-sale-of-ira-l/171856718/>

Web Research:

Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1916 Canada Census of Manitoba, Saskatchewan, and Alberta* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009.

Ancestry.com. *1921 Census of Canada* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2013.

Original data: Library and Archives Canada. *Sixth Census of Canada, 1921*. Ottawa, Ontario, Canada: Library and Archives Canada, 2013. Series RG31. Statistics Canada Fonds.

Ancestry.com. *Canada, Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

Google Street View, 2009-2024

Government of Canada Library and Archives - Insurance Plan of Regina, SK, Aug. 1907, Revised and Reprinted Sep. 1913 - sheet 49: <http://central.bac-lac.gc.ca/.redirect?app=fonandcol&id=3801915&lang=eng>

Other Materials:

Brennan, J. William., *Regina: An Illustrated History*. Toronto, 1989, p. 195 (Appendix: Statistical Table XI) (ISBN: 1550282506)

Henderson Directories:

<https://archive.org/search?query=series%3A%22Henderson%27s+Regina+directory%22&sort=date>

1913-1914: Ira L. Howlett - MacDonald Etty & Co.

1915-1918: Thomas A. Hill - Farmer

1919-1920: William G. Bragg – Clerk with Massey-Harris

1921-1926: Robert McMullen

1927: J. McCollom

1928: Major Andrew McCully

1929: William A. Tanner

1930: Vacant

1931: Mrs. A. E. Eccles

1932: Vacant

1933-1935: Andres Hansen

1936-1938: Emil Miller

1939-1943: Holga and Hans H. Henriksen

1944-1956: Fred Lohman

1957-1960: Mary Auramenko

1961-1965: Dennis A. and Marion Reece

DESCRIPTION	PHOTO
<p data-bbox="344 142 919 170" style="text-align: center;">1. 2301 LORNE STREET (WINDSOR TOWER)</p> <p data-bbox="107 207 617 326"> Architectural Style: International Architect/Designer: Ramsay and Ramsay Builder: Smith Brothers and Wilson Year of Construction: 1965 to 1966 </p> <p data-bbox="107 362 478 386">Description of Historic Place:</p> <p data-bbox="107 391 1310 540">Windsor Tower, built 1965 to 1966 (originally known as the Park View Tower), is a nine-storey, 40-unit, International-style apartment building located on the corner of Lorne Street and 15th Avenue in the Centre Square (former Transitional) neighbourhood of Regina. The building's exterior is defined by its exposed concrete structural framework, rugged brick walls, and balconies. The building stands on pilotis – structural columns that lift the building above ground level creating an open ground-level space.</p> <p data-bbox="107 574 317 599">Value Summary:</p> <ul data-bbox="128 607 1310 911" style="list-style-type: none"> • Windsor Tower possesses associative value in relation to Regina's urban development history, and the mid-Twentieth century population and construction boom that characterized the city at the time. • Windsor Tower's heritage value also stems from its architectural importance, being an early example of a Modernist high-rise apartment building in the city, and for its unique design characteristics – most notably its expressed structural framework, and the use of pilotis – structural columns that lift the building above ground level to create an open space. • Windsor Tower also contributes to the eclectic, historic contextual character which defines Centre Square neighbourhood as an area of various housing types from a broad time frame. Windsor Tower contributes to the concentration of mid-late 1960s-era high rise apartments in its vicinity. <p data-bbox="107 945 478 969">Character Defining Elements:</p> <p data-bbox="107 977 835 1002">The character defining elements include but are not limited to:</p> <ul data-bbox="128 1010 1310 1346" style="list-style-type: none"> • Form, scale, and massing comprising nine-storey height; rectilinear and flat-roof form; structural base of pilotis forming open space below the volume of the structure; projecting open balconies; curved, ground level front wall; exposed reinforced concrete structural framework of horizontal and vertical members; • Exterior finishes including rugged brick wall cladding and ground-level black aggregate wall cladding material. • Open concrete balconies with metal balustrades. • The fenestration pattern, including the large window assemblies with combined window and door openings to the balconies; the profile and configuration of the window sashes; and the stylized window opening on the curved entrance wall. • Its location in the Centre Square neighbourhood. 	 <p data-bbox="1339 764 1724 850"> Caption: View of Windsor Tower. Date: Unknown Source: City of Regina Archives </p>

DESCRIPTION

PHOTO

Statement of Integrity:


The Windsor Tower maintains all necessary aspects of integrity to convey its significance/ heritage value(s).



Caption: View of the front elevation of the Gemmill Residence.

Date: 2025

Source: Property Owner

DESCRIPTION	PHOTO
<p data-bbox="289 142 972 170">2. 2224 TORONTO STREET (HOWLETT RESIDENCE)</p> <p data-bbox="107 204 604 232">Architectural Style: Queen Anne Revival</p> <p data-bbox="107 235 472 263">Architect/Designer: Unknown</p> <p data-bbox="107 266 483 293">Builder: Edward C.W. Johnson</p> <p data-bbox="107 297 449 324">Year of Construction: 1912</p> <p data-bbox="107 358 478 386">Description of Historic Place:</p> <p data-bbox="107 389 1310 570">The Howlett Residence, built in 1912, is a two-and-one-half-storey, wood-frame, Queen Anne Revival-style house. The house is distinguished by its bay windows and gables with alternating courses of patterned shingle cladding, and subtle classical finishes including grouped modillion blocks below the eaves. The house features a partial-width front verandah with second-storey extension above. The house is located mid-block in the inner-city General Hospital Area, an area within the larger Heritage Neighbourhood.</p> <p data-bbox="107 604 317 631">Value Summary:</p> <ul data-bbox="128 634 1304 911" style="list-style-type: none"> <li data-bbox="128 634 1304 813">• The Howlett Residence is characteristic of, and contributes to, the historical development of the General Hospital Area of Regina as one of Regina's historic working and middle-class neighbourhoods developed in the first few decades of the Twentieth Century. The property contributes to a streetscape and concentration of early-Twentieth century houses which defines the neighbourhood. It is among the oldest surviving residences on the street in the General Hospital Area within the Heritage Neighbourhood. <li data-bbox="128 816 1304 911">• The Howlett Residence has tangible value due to its early-Twentieth century design and classical Queen Anne Revival-style characteristics, including its alternate courses of patterned shingle-work cladding and bay windows. <p data-bbox="107 945 478 972">Character Defining Elements:</p> <p data-bbox="107 976 835 1003">The character defining elements include but are not limited to:</p> <ul data-bbox="128 1006 1310 1344" style="list-style-type: none"> <li data-bbox="128 1006 1310 1066">• The two-and-one-half-storey, rectangular, front-gable-roof form with two-storey front extension, a single-storey, partial-width front verandah, and smaller, rectangular rear extension with shed roof. <li data-bbox="128 1070 1310 1219">• Wood cladding and finishes comprising wood-shingle gable cladding with alternate patterned courses including fish-scale and stylized shingle profiles; wooden, narrow-width, drop siding on the first storey; closed, wooden, tongue-and-groove soffits with grouped modillion block ornament; corner boards, cornices, and water-table; rear pent roof dividing the second storey and attic levels; rusticated, cast-stone foundation blocks. <li data-bbox="128 1222 940 1250">• Fenestration, including front upper and lower storey-bay windows. <li data-bbox="128 1253 1310 1344">• Verandah with splayed base and wood finishes of arched openings with spandrels and plain supports with subtle moldings including keystones; wood-paneled, tongue-and-groove verandah wall finishes and tongue-and-groove verandah ceiling. 	<p data-bbox="1335 172 1696 199">Historical Photo Unavailable</p>  <p data-bbox="1335 987 1923 1047">Caption: View of the front elevation of the Howlett Residence.</p> <p data-bbox="1335 1050 1556 1078">Date: April 7, 2025</p> <p data-bbox="1335 1081 1703 1109">Source: Prairie Wild Consulting</p>

DESCRIPTION	PHOTO
<p>Statement of Integrity: While the front, partial-width verandah and second-storey, gable-roof extension above would appear to be later additions, in fact, they were in existence within a year of the construction of the house; and given their compatible detailing with modillion-block eave ornament and other finishes, may even have been a modification made to the design during initial construction.</p> <p>The loss of the historic window sashes and the stone finish added to reclad the base of the verandah has negatively affected the “Historic Fabric” and character of the building; however, the property retains most of its historic fabric.</p>	

Approved By City Council: 2019/03/25	Policy Number: 2019-1-CPD
Council Report: CR19-20	<i>Future process: Clerk's Office maintains list and distributes the appropriate #</i>
Effective Date: 2019/04/01	Recommended by: Priorities & Planning Committee
Next Review: 2021/06/01	2019/02/20
Policy Owner: Director, Planning & Development Services <i>Indicating a specific name will require taking to Council for approval each time the person in the role changes.</i>	
Title: Policy to administer an Inventory of Heritage Property in Regina ('Heritage Inventory Policy') <i>This title will be used as the listing in the policy inventory and on regina.ca</i>	

1.0 Policy Statement

Historic places are integral in providing a sense of identity and place both for tourists and, more importantly, for local citizens. Historic buildings, structures and landscapes in Regina provide a tangible connection to the past and serve as a testament to the passage of time, reminding us of our collective history. This policy provides direction for the identification of historic places to enhance the quality of Regina's environment for the benefit of present and future generations.

2.0 Purpose

The purpose of this policy is to ensure that properties with heritage value are identified on the Inventory of Heritage Properties in Regina (Heritage Inventory), which is organized according to a framework of themes for the City of Regina entitled "Thematic Framework & Historic Context Statement". The policy directs the Administration to add properties to the Heritage Inventory in order to ensure that significant historic places are identified, and all themes are represented. Administration is not directed to remove properties from the Heritage Inventory unless City Council approves their removal. The Administration will use the "City of Regina Heritage Inventory Evaluation Form" to determine the significance of properties and whether they should be listed the Heritage Inventory. Listing on the Heritage Inventory does not offer legal protection (e.g. designation as a Municipal Heritage Property).

This policy provides further direction on policies 10.3, 10.5 and 10.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the goals and objectives of the Regina Cultural Plan.

3.0 Definitions

Executive Director

The Executive Director of City Planning and Community Development, or his or her designate.

Heritage Value

Source: *Standards and Guidelines for the Conservation of Historic Places in Canada*

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 associations or meanings.

Historic Place

Source: *Standards and Guidelines for the Conservation of Historic Places in Canada*

A structure, building, group of buildings, district, landscape, and/or an archaeological site that has been formally recognized by the appropriate jurisdiction (e.g. City Council, the Provincial Minister responsible for heritage, or the appropriate Federal jurisdiction) for its heritage value.

Integrity

Refers to the degree to which the heritage values of the place are still evident and authentic, and can be understood and appreciated (for example, the degree to which the original design or use of a place can still be discerned).

Inventory of Heritage Properties in Regina ('Heritage Inventory')

Source: City of Regina "Thematic Framework & Historic Context Statement"

An inventory of non-designated properties located within the corporate boundaries of the City of Regina that have been identified as having Heritage Value in accordance with the Thematic Framework.

Municipal Heritage Property

Source: *The Heritage Property Act*

Any real property designated as a Municipal Heritage Property by council bylaw pursuant to *The Heritage Property Act*.

Municipal Heritage Conservation District

Source: *The Heritage Property Act*

A municipality or any area of a municipality designated by council bylaw pursuant to *The Heritage Property Act*.

Register

Source: *The Heritage Property Act*

A register of all designated property in the municipality, kept by the municipal official.

Thematic Framework

Source: City of Regina “Thematic Framework & Historic Context Statement”

A structure for the Heritage Inventory that uses themes to help conceptualize past events and to place sites, places and events within their historical contexts.

4.0 **Legislative Authority**

The authority for adoption of this policy is *The Heritage Property Act* of Saskatchewan, specifically Section 28, which reads “By general or specific bylaw or by resolution, a council may: ... (c) make rules with respect to the criteria and procedures for designation of property that are not otherwise provided for in this Act; ... [and] (e) deny any permit for alteration or demolition of property, for not more than 60 days, where the council considers that the property is property that the council may wish to designate as a Municipal Heritage Property or include in a Municipal Heritage Conservation District.”

Administration of the Heritage Inventory Policy

- (a) The Heritage Inventory will be comprised of the list of properties contained within former Schedule ‘A’ of Bylaw No. 8912.
- (b) The City shall add properties to the Inventory of Heritage Properties in Regina. The City shall not remove properties unless the removal is approved by City Council.
- (c) The City shall establish and maintain a Heritage Inventory Evaluation Form, in a form approved by the Executive Director, detailing the criteria for evaluating the Heritage Value and significance of properties in Regina.
- (d) The City shall establish the City of Regina’s “Thematic Framework & Historic Context Statement” document as a Thematic Framework that will provide a structure for the Heritage Inventory using themes.
- (e) The City will conduct an annual review of the total number of properties on the Register and Heritage Inventory to determine alignment with all themes of the Thematic Framework.
- (f) The City will communicate, on an annual basis, with the owners of designated properties and properties list on the inventory. The information will ensure property owners are aware that their property is on the Heritage Inventory, encourage designation of their property, provide information on financial incentives available for designated properties, and

advise owners that their property may be subject to review through the demolition and building permit process.

- (g) Any property that is designated as a Municipal Heritage Property shall also be removed from the Heritage Inventory.

5.0 Related Policies or Bylaws

This policy provides further direction on policies 10.3, 10.5 and 10.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the goals and objectives of the Regina Cultural Plan.

6.0 Reviews

Date of Policy Owner's Review	High Grade Description
2019/02/20	Initial Release. Reviewed Bylaw No. 8912. Schedule 'A' to Bylaw No. 8912 was repealed by Council on 2019/03/25 and replaced by current policy.
2021/06/01	

7.0 Amendments (mandatory)

These are generally housekeeping or small changes to the policy where a full review would cover more significant changes

Date of Council Decision	Council Report #	Main Committee	Date of Main Committee Review	Description
2019/03/25	CR19-20	Priorities & Planning Committee	2019/02/20	Policy adopted

8.0 Policy Monitoring

The Heritage Inventory Policy will be monitored through an annual report to Council using indicators and metrics from the Regina Cultural Plan.