



Bylaw No. 2024-31

Disclaimer:

This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.

BYLAW NO. 2024-31

THE TENNANT RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

WHEREAS Sections 11 and 12 of *The Heritage Property Act* authorize the council of a municipality to enact bylaws to designate real property, including all building, features and structures there, to be of heritage value;

AND WHEREAS the Council of the City of Regina has determined that the property known as the Tennant Residence and located at 2724 Angus Boulevard, Regina, Saskatchewan is a site of architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic and/or scientific value;

AND WHEREAS not less than thirty (30) days prior to consideration of the bylaw, the Council of the City of Regina has:

- a. Served a Notice of Intention on the Registrar of Heritage Property and all owners of property included in the proposed bylaw;
- b. Published a Notice of Intention in at least one issue of a newspaper in general circulation in the municipality;
- c. Registered an interest in the Land Titles Registry against all titles for the parcels of land included in the proposed bylaw;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Council;

THEREFORE, THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building known as the Tennant Residence located at 2724 Angus Boulevard, Regina, Saskatchewan.

Authority

2 The authority for this Bylaw is sections 11 and 12 of *The Heritage Property Act*.

Designation

3 The real property described as:

Surface Parcel # 109516170
Reference Land Description: Lot 26-Blk/Par 503-Plan AZ7175 Ext 0

Approved as to form this _____ day of _____, 20____.

City Solicitor

Surface Parcel # 112034696
Reference Land Description: Lot 31-Blk/Par 503-Plan 101190754 Ext 12
including the building known as the Tennant Residence, the civic address of which is
2724 Angus Boulevard, Regina, Saskatchewan, is hereby designated as Municipal
Heritage Property.

Reasons for Designation

- 4 The property is designated for the following reasons:
- (a) its Edwardian-era contribution to Regina's historical Riverside subdivision in the Cathedral neighbourhood;
 - (b) its connection to its original owner, James P. Kirkpatrick; and
 - (c) its Craftsman Bungalow style architecture.

Character Defining Elements

- 5 The designation shall apply specifically to all aspects of the exterior of the building and includes, but is not limited to, the following character defining elements which are considered to embody the heritage value of the property:
- (a) location at the southern terminus of Angus Boulevard on the west side of the 2700-block and adjacency to Wascana Creek;
 - (b) form, scale, and massing as expressed by its one storey height and walkout basement; rectangular plan; front-gable roof; and half-width enclosed verandah with shed roof;
 - (c) wood-frame construction; wood shingle cladding; wood fascia, bargeboards, soffit, and friezes; and wood window frames, casings, and sills; and concrete (or stone) sills and lintels accompanying windows and door along walkout portion of basement;
 - (d) Craftsman Bungalow architectural features including: low-pitched front gable roof; closed, square end, stepped wood brackets; box bay window on north elevation with gable roof; exposed purlins; half-width enclosed verandah with shed roof and staircase with a closed stringer; wood shingle cladding with ribbon coursing; and chimney stacks;
 - (e) original fenestration including: original single, double, triple, and banked wood window assemblies with hung wood sashes and 1-over-1 and 4-over-1 lite configurations; single and multi-lite wood window storms, some with

operable ventilators; and multi-lite wood door assembly with sidelights on verandah; and

- (f) external river stone chimney stacks on north elevation with clay chimney pots.

Heritage Alteration Permit

- 6 All alterations to the elements and features of the designated property referred to in section 5 require approval in accordance with section 23 of *The Heritage Property Act*, excluding routine maintenance or repairs that do not include removal or replacement or a change in design materials or appearance.

Maintenance

- 7 The designated property shall be maintained in compliance with *The Municipal Heritage Property Maintenance Bylaw*.

Delegation of Authority

- 8 The Executive Director of City Planning and Community Development, or their delegate, is authorized to exercise all of the powers and duties of Council mentioned in section 23 of *The Heritage Property Act*, including power to approve proposed alterations, repairs or restoral of the designated property, including as necessary replacement of building materials, provided that such alterations, repairs or restoral are in the opinion of the Executive Director or their delegate, consistent with the existing architectural elements, appearance, colours and building materials, and provided the same are in accordance with the “Standards and Guidelines for the Conservation of Historic Places in Canada” as set forth in section D8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Power of Inspection

- 9 Pursuant to section 34 of *The Heritage Property Act*, for the purposes of enforcing this Bylaw and Part III of *The Heritage Property Act*, the Executive Director of City Planning and Community Development, or their delegate, is authorized to enter and inspect the designated property.

Coming into Force

10 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 22nd DAY OF May 2024.

READ A SECOND TIME THIS 22nd DAY OF May 2024.

READ A THIRD TIME AND PASSED THIS 22nd DAY OF May 2024.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2024-31

THE TENNANT RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

PURPOSE:	To designate as Municipal Heritage Property the property known as the Tennant Residence, located at 2724 Angus Boulevard, Regina, Saskatchewan.
ABSTRACT:	This Bylaw designates the property known as the Tennant Residence, located at 2724 Angus Boulevard, Regina, Saskatchewan, as Municipal Heritage Property. The designation applies specifically to the exterior of the building and the character defining elements as set out in this Bylaw.
STATUTORY AUTHORITY:	Section 11 and 12 of <i>The Heritage Property Act</i> .
MINISTER'S APPROVAL:	Not required.
PUBLIC HEARING:	Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i> .
PUBLIC NOTICE:	Required pursuant to subsection 11(2) of <i>The Heritage Property Act</i> . An advertisement for this Bylaw appeared in the Leader Post on April 20, 2024.
REFERENCE:	Regina Planning Commission, March 26, 2024, RPC24-7 and City Council, April 10, 2024, CR24-34.
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning & Development Services