

To Your Worship and Members of City Council,

Good evening, my name is Dan Torrie. I am the CEO of Nicor Group and Nicor Developments. Nicor Developments has been in the heritage rehabilitation business in Regina for nearly forty years. Heritage development is our core business.

In 2015, Nicor partnered to purchase the Frontenac apartments. A 53-suite, brick apartment block downtown at 2022 Lorne St. The Frontenac was designed by famed Regina architects, Van Egmond and Storey and built in 1929 – the same year and same architect as the “Cook House”. Work at the Frontenac included structural repair, all new horizontal plumbing lines, roof repair, and substantial aesthetic upgrades to fifty percent of the suites. We also did a complete electrical service upgrade, had all windows repaired and painted, and installed new carpets. The total cost of this project was \$1.8M. This was a substantial renovation for a heritage property with over 27,000 square feet. It is of note, that living space in the Cook House is just over 4,000 square feet.

Given our company’s reputation as heritage experts, Nicor was contacted to offer an opinion as to the condition of the Cook House, at 3160 Albert St. The Cook House could be a heritage redevelopment project, but it is our opinion that it does not require any immediate work. My colleague Derek Tomilin is our construction expert and I will give way to him to discuss the specifics.

My name is Derek Tomilin. I have worked in the construction industry for forty years, the majority spent remediating older homes and commercial buildings. My past projects include, The Leader Building, The Somerset Block, The Frontenac Apartments and The Donahue Building.

I have a history with the Cook House. I know Bob Kramer enlisted renowned Regina architect Joe Pettick for a major renovation to portions of the house in 1956. The work in the basement and kitchen is an excellent example of the post-modern style. In the 80’s, further upgrades were made to the basement and kitchen in the same style. I worked on renovations for, then owner, Ward Johnson in the mid 1980’s.

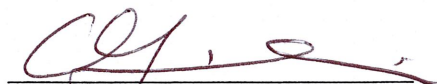
The house has been affected by the expansion and contraction of Regina’s clay soils and portions of the foundation have shifted, causing structural issues. It is my experienced opinion that these issues are similar to structural issues in any home in this area, built on a spread footing. This condition does not threaten the home’s viability and could be remediated at a reasonable cost.

Thank you for your time. We would now welcome any questions you may have.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dan Torrie", written over a horizontal line.

Dan Torrie- CEO, Nicor Group

A handwritten signature in dark ink, appearing to read "Derek Tomilin", written over a horizontal line.

Derek Tomilin- Design Manager, Nicor Group