

February 15, 2021

Heather Quale
Regina, Saskatchewan
S4S 3N6

Regina Planning Commission – Cook House
City of Regina

RE: Preservation of the Cook House – 3160 Albert Street

Dear Sir or Madame:

I want to voice my opposition to rezoning the Cook House at 3160 Albert Street for the following reasons:

1. The reason we purchased in Old Lakeview was the tradition of preserving the beautiful old homes in the neighbourhood that provide a glimpse into our rich history. Those unique, historic homes add greatly to the fabric of the local community as well as the entire city.
2. Cook House has always been a single-family home which is the tradition in the neighbourhood. Converting it to a multi-family apartment building will ensure significant increase in traffic within the neighbourhood which will greatly impact the residents. During the presentation, Mr. Lien indicated that there would be no issue with traffic as Albert Street and the government buildings across the street already accommodate significant traffic. That is true, but the neighbourhood on the west side of Albert Street does not have the traffic. Adding multiple apartments means a significant traffic increase in the neighbourhood to accommodate the many apartment dwellers as well as guests, deliveries, etc. This will be a significant detriment to the neighbourhood.
3. The proposal to convert from a single-family home into a multi-family development and the annex of additional land from the city to accommodate the apartment building should not be allowed as it sets a precedent that would then become available to anyone else in the neighbourhood. There are several large lots in the area and this could incentivize people to redevelop their properties to increase the number of apartment buildings – increasing traffic, greatly reducing property value and thereby destroying the history of the area as no one can trust that architecturally inappropriate multi-family apartment buildings won't be placed throughout the neighbourhood.
4. This is a designated heritage property. Amending the designation and allowing it to be essentially demolished clearly indicates that the City does not believe in preservation of history or the designations that have been put in place. It also indicates that all other heritage properties are at risk.
5. There are plenty of opportunities within the city for multi-unit dwellings. This heritage property should not be sacrificed.

6. It is very disheartening to continually be repeating this discussion. When the City designated this home a heritage site, the conversation should have been over, and the debate put to an end. Instead, developers appear to be able to have designations changed on a whim to suit their financial benefit with no regard for the community members that they negatively impact.

Best regards,

A handwritten signature in cursive script, appearing to read "H. Quale".

Heather Quale