

February 18, 2021

Wayne Goranson
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:

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.

This is a designated heritage property. Taking away that designation and indicates that all other heritage properties re at risk. Taking away that designation opens Pandoras box with developers knowing there are no boundaries to development.

The arguments of the developer are clearly inconsistent with his actions. He publicly stated he purchased the property with the intention of restoration, however his first action was to apply for a demolition permit. He secondly argued a potential financial loss if he was not allowed to proceed but did not accept an offer that would have essentially eliminated his capital he claimed at risk. Finally he argued that the excessive and surprise costs of a renovation. As a Professional Engineer the promoter had the ability to assess or seek advise prior to his acquisition of the home. Clearly this home was purchased with the sole intention of a multi family development. I can therefore not believe the promoter's commitment to protect the façade or interior of the existing structure. Additionally he is asking the residents of Lakeview and citizens of Regina to accommodate his bad financial decision, setting a dangerous precedent, increasing traffic and risking property values.

Finally and most concerning are the promoters public comments that "the city administration want this project to go forward". If this is true I want to know what representations have been made to the promoter by city administration or city council? If his comments are not true it is simply further verification of the promoters inability to represent the truth and his true intentions of the property.

Best regards,

Wayne Goranson P. Eng.