

Appendix E

From: Stutt, Rod

Sent: August 12, 2021 12:54 AM

To: Femi Adegeye <AADEGEYE@regina.ca>

Subject: [External email] RE: Demolition of property in the Victoria Park Heritage Conservation District - 1863 Cornwall Street

Hi Femi

Thank you for contacting us regarding the Burns Hanley Building at 1863 Cornwall, located in the Victoria Park Heritage Conservation District.

— One of the primary reasons for designating a “district” is that the area is defined by the architectural character of many buildings, each of which, if judged alone, might be considered inconsequential. Indeed, the heritage properties of any particular building might be negligible, except for its contribution to the whole. And, following from this, the heritage value of the entire district is harmed each time an individual building is lost.

At first glance, the Burns Hanley Building seems insignificant. It does not face the park and is dis-similar from its immediate neighbours, including a multi-level parking structure. This may be precisely its value. It is one of the few remaining buildings of its kind. One of the few reminders of that street’s history. One of the prototypes, perhaps, for typical district design guidelines.

If a heritage district has any value, that value comes by encouraging future development to look more like the Burns Hanley Building and not to remove the Burns Hanley Building to make the district look more like, for instance, the parking structure.

So, at a minimum, this façade should be preserved, even if the interior is to be entirely rebuilt. This approach was successfully taken in the case of the Old Normal School on College and is now standard practice in most cities. Should the proposed new structure include the site of the adjacent Physiotherapy Centre, the city could also require that the new façade emulate existing the Burns Hanley façade.

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One thing that concerns us greatly is the process involved whenever builders invest in heritage control districts. We are not opposed to new construction but only wish that the new construction would enhance the district, rather than chip it away one building at a time, a death by a thousand cuts.

This is a common tactic for stealth land assembly. Allowing a building to deteriorate by deliberate neglect, creating a single vacant lot, moving on to the next lot and so on until the developer has a clean slate to work with.

In this matter, it would be useful to have the developer seek approval for the new construction, demonstrating how the proposed design would contribute the character of the district, prior to seeking demolition of the current building.

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