

Civic Election 2020 – Candidate Responses

Ward 1 - Two Candidates – two responded

Cheryl Stadnichuk

Question 1. Regina’s heritage includes buildings, landscapes and locations of significant events. Do you have a favourite heritage space in Regina? If yes, what is it and why is it your favourite?

This is difficult to choose my favourite heritage space because there are many lovely properties (I wish there were more!). I would have to select the Doll's house on McCallum Avenue. I walk or ride my bike on the street quite often and I always stop and look at the house. It may not have as much historical importance as Darke Hall or St.Paul's church but it is such a quaint, pretty house full of character and begs to be admired. There is no surprise that David Thauberger decided to paint it.

Question 2. How important is it that the City of Regina continues to identify and designate heritage spaces within our city? Why?

We have lost so much of our heritage buildings. When I visit Winnipeg, I love to visit the Exchange district with its beautiful and ornate buildings. You can feel the history of the bustling city from the turn of the century when you visit the area. I will admit that I do not know how many properties in Regina could still be designated heritage spaces, but continuing to identify and designate these spaces is important to preserve our history.

I remember when the Saskatchewan Federation of Labour was commemorating the anniversary of the Regina Riot and someone conducted tours of where key events happened. Not many of the buildings from that time still exist, except for the old City Hall building and the train station (now Casino). Seeing photos from 1935 by the Old City Hall make history come alive when you see the building today.

Question 3. The Economic Growth Plan was recently released with a goal of Regina becoming Canada’s most vibrant city by 2030. How would you include heritage in the City’s plans to become a vibrant community?

I am so pleased that the Old City Hall is being refurbished and will continue to serve as a cultural centre for theatre in the city. There is something special about being in that historic building rather than a warehouse for theatre. There are other older buildings along 12th Street (city plaza) that could be re-purposed for cultural or music events to create a more vibrant city centre.

Question 4. The Heritage Inventory Policy identifies heritage properties that support the themes outlined in the “Thematic Framework and Historic Context” document. What improvements would you suggest for this policy?

I am not familiar with the Thematic Framework and Historic Context document. I would, of course, want to learn about it. With more time, I would have done some research but unfortunately I have been answering numerous questionnaires, door knocking, making phone calls and responding to several emails during the last couple of weeks.

Question 5. There is a redevelopment proposal coming to City Council in early 2021 that will substantially increase density on a single-family residential site by demolishing a major portion of a designated heritage building. The proposal will also alter the character of the heritage neighbourhood and the streetscapes of Albert Street and Hill Avenue. (See <https://www.regina.ca/export/sites/Regina.ca/business-development/land-property-development/.galleries/pdfs/Proposed-Development/Public-Notice-3160-Albert-St.pdf>)

What is your position on this issue? How can the City balance development with the need to preserve designated heritage properties?

The Cook residence on Hill and Albert is an important heritage property showing the Tudor architectural style. It is one of the grand homes on Albert Street bordering Old Lakeview. It received heritage status last year and that is why I am surprised that there is a proposal to demolish the home and replace it with a condominium.

I have spoken to or had conversations by email with dozens of Ward 1 residents who are strongly opposed to the proposal to turn this property into a 16-unit condominium with 34 parking spaces. I agree with them that allowing this proposal to go forward would mean the destruction of the home, could impact other character homes when the area is rezoned, and could create a precedent where other heritage buildings will have their status removed to suit a property developer.

I support greater residential density in the city, but not at the expense of heritage properties. I find it unfortunate that there had been an offer from someone to buy the property and restore it to its original grandeur but that the current owners turned down the offer. The City of Regina needs clear rules about heritage properties so that developers know from the start that heritage properties are to be preserved.

Question 6. Demolition by neglect, allowing designated heritage properties to deteriorate to the point where they must be torn down, is an issue in our city. What role do you think the City should play in preventing demolition by neglect?

As I mentioned in the previous question, I believe there need to be clear rules about heritage properties. I admit that I do not know what rules or guidelines exist presently, but am interested in learning more about the process.

Barbara Young - provided the following comments (numbering does not necessarily line up with the original questions so original questions not included)

In response to your questions: The Heritage Policy has some gaps that need to be filled in order to make the process fair to all involved. Right now it serves those who wish to have their property designated. It does not clarify the issues involved in demolition or rehabilitation.

Here are a few thoughts as the current Chair of Planning Commission.

1. The evaluations of the residences on the holding list should be done by more than one person with certifications in evaluating a heritage site. I understand a group of Architects may be willing to do that work.

2. Presently a request for demolition has to come forward before a developer or an owner knows the designation which then triggers a 3 month period for a decision to be made or the demolition can go forward. The 3 month period could be extended so the necessary work can be done.

3. There are two ways to go for neighbourhood designation: the first which has gone forward as a motion requires an infill overlay on a neighbourhood or area that has a particular history and architectural designs that need to be preserved. The Crescents is an example and a report is coming forward to Council with an overlay proposal. My expectation is that it may make it possible for any house in that neighbourhood to be demolished or renovated if the resulting building would mirror the architectural guidelines in the bylaw; The second is designating a heritage conservation area which is a bit different and I understand will be explained in the report coming forward for the architectural guidelines.

There is no report required for the internal condition of a designated house except where the owner decides to do one. We need a third party hired by the City to do an engineering study on the condition of a house if it is declared a Heritage property. The guidelines for a Heritage property may be different..... We need clarification about this.

4. We have to have a grant structure in place to provide assistance to designated Heritage Homes to subsidize the work to be done on a house besides the tax exemption which exists now.

Those are a few that may help the situation. The houses on Albert street across from the Legislature could be designated as a heritage conservation area but more work needs to be done on the definition and what that would mean.

5. The public has provided a great deal of information on the Cook house proposal and that information will be coming forward to Planning Commission and to Council. The public consultation is a very important part of the decision that will be made. Speakers to the proposal, when it comes forward, will also be helpful to the Commission and to Council. I look forward to hearing from Heritage Regina and residents of Old Lakeview when this is discussed in Chambers. I have already answered all of the emails that came to Council and support their concerns.

I also know how difficult it is for members of Planning Commission to make these decisions without enough information.

6. I support Heritage Designation when the history and architecture makes that clear. I also think we need the architectural overlays and/or conservation areas to assist those who are charged with making decisions that affect both the future of Heritage conservation in our city as well as those who need clarification when selling or renovating their property.