

From: [Ian MacDougall](#)
To: [Ben Mario](#)
Subject: FW: 221 Winnipeg Street North, Regina - Rezoning
Date: Monday, November 14, 2016 3:38:07 PM
Attachments: [221 Winnipeg Street North Brochure - Rezoning.pdf](#)

Ben: Can we discuss this tomorrow when we meet?

Ian

From: John Pearson, ICI Properties [mailto:jpearson@ici.properties]
Sent: Monday, November 14, 2016 2:23 PM
To: Ian MacDougall <IMACDOUG@regina.ca>
Cc: mbrady@ici.properties; Brennan Pearson, ICI Properties <bpearson@ici.properties>
Subject: RE: 221 Winnipeg Street North, Regina - Rezoning

Ian, further to our discussion earlier today, we provide you with an attachment which provides additional information on the property and existing building. As discussed, the building was originally constructed as a Saskatchewan Institute of Applied Science and Technology school in 1984 (predominantly built out as office) and then subsequently occupied the entire building by Staples in 2000 (remained predominantly built out as office). Staples currently occupy 21,094 SF on the second floor of the building. The building is approximately 137,754 SF, with 88,073 SF of office and 49,681 SF of warehouse. This ratio of office and warehouse has been the same since the building was originally constructed in 1984. The property has 732 paved parking stalls (vast majority electrified) which again supports an office use for the building.

The building is in excellent condition and in a position to accommodate future tenants. The proposed tenants for the future will utilize the existing building generally as constructed. Tenants are expected to be office / warehouse occupants as well as pure office occupants due to the fact that the building is predominantly built out as office.

As discussed, we want to find a zoning / planning solution to allow us to move forward with our existing building. We are quite concerned about the situation and I am proposing a meeting with you in Regina on Monday or Tuesday of next week to meet with you, Fred Searle and other members of your department to discuss and determine our best approach to resolving the situation.

From: Ian MacDougall [mailto:IMACDOUG@regina.ca]
Sent: Monday, November 14, 2016 10:12 AM
To: John Pearson, ICI Properties <jpearson@ici.properties>
Cc: [mbrady@ici.properties](#); Brennan Pearson, ICI Properties <bpearson@ici.properties>
Subject: RE: 221 Winnipeg Street North, Regina - Rezoning

John: I cannot find a Development Permit for the property.

I reviewed the zoning and there are some details we should discuss.

Is there a phone number I could call to discuss more details

Ian

From: John Pearson, ICI Properties [mailto:jpearson@ici.properties]
Sent: Thursday, November 10, 2016 1:54 PM
To: Ian MacDougall <IMACDOUG@regina.ca>
Cc: [mbrady@ici.properties](#); Brennan Pearson, ICI Properties <bpearson@ici.properties>
Subject: 221 Winnipeg Street North, Regina - Rezoning

Ian, further to our recent discussion regard the rezoning of our property at 221 Winnipeg Street

North from IB to IA, please confirm the following:

- Development Permit – Were you able to locate a Development Permit for the subject property?
- Fees – Please confirm that the fee for rezoning is \$3,500. Are there any taxes applicable to this fee?

We appreciate your assistance and look forward to your confirmation that we should be proceeding with the Rezoning of this property from IB to IA.

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City of Regina

FILE COPY

December 22, 2016
File No. 4890 WIN N

John Pearson
Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9

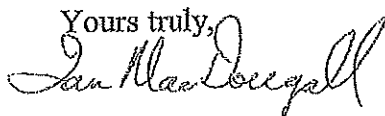
Dear John:

Re: 221 Winnipeg Street North

Recently we discussed the details of the tenancy at 221 Winnipeg Street North. The property was previously approved as a retail call centre. Unfortunately, a significant amount of space that was part of that approval has become vacant.

Based on the interpretation expressed in a letter dated September 29, 2000 (see attached) the building can continue to be used as a call centre with replacement tenants pursuant to the decision made for the Staples call centre.

Should you have any questions regarding this matter please contact Ben Mario at 306 777 7582 or bmario@regina.ca.

Yours truly,


Ian MacDougall
City Planner II

cc: Street File

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