

From: [John Pearson](#)
To: [Michael Cotcher](#)
Cc: [Ben Mario](#); [Fred Searle](#); [Justin Zarnowski](#); [Brennan Pearson](#); [Mike Hogan](#)
Subject: City of Regina Review of Office Development Policies
Date: Wednesday, March 6, 2019 3:18:14 PM
Attachments: [ltr to City - Regina - 2019 Mar.pdf](#)
[ltr to c of regina - zoning - 221 Winnipeg - 2016 Dec.pdf](#)

Michael, further to the meeting in Regina on February 28, 2019, attached is our written response.

We would be pleased to discuss this with you further at your convenience.

March 6, 2019

Michael Cotcher, MCIP
Senior City Planner
Planning & Development Services
City of Regina
Queen Elizabeth II Court
P.O. Box 1790
2476 Victoria Avenue
Regina, SK S4P 3C8

Dear Michael:

City of Regina Review of Office Development Policies

Further to our discussion following the meeting to address the City of Regina Review of Office Development Policies, and our written response provided February 27, 2019, we wanted to provide a supplementary letter as the current Regina Office Policy has a significant, adverse, and we believe unintended, impact on the building at 221 Winnipeg St. N. Regina, SK. We have had several discussions with the Regina Planning Department regarding 221 Winnipeg, including the attached letter which sets out the history of the subject property at 221 Winnipeg, which was provided to the City of Regina in 2016. The context of the site remains the same.

The subject property is a mixed-use building, with built-out existing office space that cannot be used as such. 221 Winnipeg is perfectly positioned to accommodate certain office users who cannot locate in the current designated office districts. The office space can be combined with the existing warehouse so that a tenant who requires both warehouse and office in the same complex can be accommodated. This arrangement would not exist in the downtown. A tenant with a significant requirement for outdoor compound, has fleets of vehicles/equipment and/or has a large parking requirement can be accommodated on the property at 221 Winnipeg, whereas downtown office space would not meet their requirements.

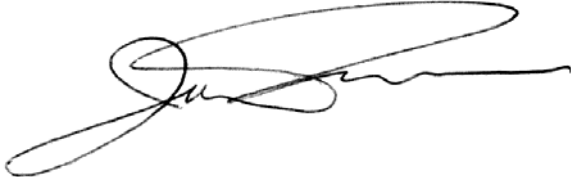
221 Winnipeg is a unique mixed-use building that should be allowed to accommodate a mixture of office, industrial, retail and other uses. This was the purpose for which it was built. The fact that the office space component was used as a school at the time the Office Policy was implemented could not have been intended to forever prevent a different office use from using 221 Winnipeg for that purpose. We trust that the unintentional and negative impact on 221 Winnipeg will be dealt with as part of the review of the Regina Office Policy.

We would appreciate if the City would implement a permanent solution to a pre-existing situation to assist the Landlord in leasing space now, and well into the future.

Yours truly,

SHINDICO REALTY INC.

As authorized agent for 3346286 Manitoba Limited

A handwritten signature in black ink, appearing to read 'John C. Pearson', with a large, stylized flourish at the end.

John C. Pearson, B.Sc., M.N.R.M.
President, ICI Properties (Independent Broker)

JCP/mlb

c.c. Ben Mario, City of Regina
Fred Searle, City of Regina
Justin Zarnowski, Shindico Realty

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