

240 Argyle Street Properties Inc.
c/o 1850 Rose Street
Regina, SK S4P 0J2

28(1) Personal

c/c #49287

May 26, 2008

Hand DELIVERED

The City Manager,
Regina City Hall
Regina, SK

Re: 1833 Broad Street, Regina
"Travellers Building"

URBAN PLANNING		
MAY 27 2008		
File	4840 GEN	
Project		
Priority		
Info	Added	File
<i>Blair Brown/Bowling</i>		

Dear Sir,

We write this letter to you directly as our request may require the assistance of two separate departments.

As it is not economically feasible to retrofit the Travellers' Building (and in light of various development interests in the area) we request that the Heritage Building designation be kindly removed.

As well, we request that the City kindly consider the move of the Bus Shelter either further North of the property (closer to the Money Mart) or further South to the front of the Can-Sask Career & Employment Centre. The permanent removal of the bus stop will help

- alleviate any inconvenience caused to the current Bus Passengers, during the demolition of the building
- passengers who wish to use the services of the STC, in the event the shelter is moved further North
- passengers who wish to use the resources and services offered by the Can-Sask Career & Employment Centre, in the event the shelter is moved further South.

Please advise process we need to follow.
We thank you for your kind consideration.

Yours truly,
240 Argyle Street Properties Inc.

mlee
Michael Lee
Manager

240 Argyle Street Properties Inc
c/o 1850 Rose Street,
Regina, SK. S4P 3Y9

Forwarded by
Glenn Gordon
-20/1/09

dm

January 15, 2009

City of Regina,
2476 Victoria Ave.,
Regina, SK S4P 3C8

Attention: Mr. Glenn Gordon
Arts, Culture & Heritage

Re: 1833 Broad Street, aka Travellers' Building

Dear Mr. Gordon,

This letter is a formal request that the current Heritage Building designation be kindly removed from the above reference building.

It is not financially viable to retrofit the building.

Upon the removal of the Heritage status attributed to the building, we shall be tearing down the building.

We have been approached by other parties, who own adjacent lands within this city block, with the idea of establishing a supermarket and also building an office complex.

We shall be happy to answer any and all questions that you may have. Please communicate on any and all matters with respect to this property with our manager, Michael Lee.

Thanking you in anticipation,

Yours truly,
240 Argyle Street Properties Inc.

[Signature]
per L. K. Truong
President

51876

URBAN PLANNING

FILED 4840 HER

Project Don

Processed

FILED FILED



July 31, 2015

Michael Lee
1850 Rose Street
Regina, Saskatchewan
S4P 3Y9

Attention: Michael

**RE: 1833 BROAD STREET – BUILDING ASSESSMENT
REGINA, SASKATCHEWAN
OUR FILE NO. 87660**

Dear Michael:

Thank you for the opportunity to provide you with structural services for the above noted projects. It is our understanding that the City of Regina has ordered upkeep and maintenance for the building and requires a report by a Professional Engineer regarding the state of the building. Recently, we were contacted by Michael Lee to walk through the above noted property. On January 18, 2014, Michael Lee and I walked through the building to conduct an inspection.

Background

1833 Broad Street, also known as the travellers building, was constructed in 1929. The building is approximately 23,600 square feet over two floors and has a partial basement to the North-East. The foundation walls through the partial basement appear to be constructed of multi whyth brick. The main floor is cast in place concrete with duct banks running below the slab. The second floor structure appears to be constructed of dimensional wood joists supported by steel beams and columns. The roof structure appears to be constructed of dimensional wood roof joists supported by steel trusses. The exterior walls appear to be constructed of multi whyth brick and the Broad Street store front is boarded up and has been so for approximately 15 years. It is our understanding that the building has been without heat or tenants since it was boarded up.

Observations

The following are observations noted during the January 18, 2014 site inspection:

1. The partial basement was flooded and at the time of inspection the water was frozen solid, see picture 1. The thickness of ice through the basement is speculated to be approximately 4'.
 - a. Water has been in the basement since purchase in 2005 and is frozen in the winter. As such water has been ponding in the basement for the past 10 years and is understood to freeze and melt according to the seasons.
2. The main floor slab on grade was observed to have heaved throughout.
3. Finishes through the main floor are in complete disrepair, see picture 2. It is our opinion that few finishes are salvageable through this area.
4. Mechanical and electrical systems in the building are in poor condition. Sanitary and steam heat lines are deteriorated through the duct bank running below the slab on grade main floor, see picture 3. Sections of the slab over the duct bank have been demolished or failed.

BROWNLEE BEATON KREKE

SUITE 400-4010 PASQUA STREET, REGINA, SASKATCHEWAN, CANADA, S4S 7B9

P 306.584.8833 F 306.586.9477 E bbkregina@bbkeng.ca

- a. The electrical system is antiquated and requires replacement to satisfy current codes.
5. Plaster on the underside of the second floor has fallen in sections throughout the building. The joists and floor sheathing through these exposed area shows signs of deterioration, see picture 4.
6. Finishes through the second floor including floor coverings and wall finishes are in complete disrepair and unsalvageable.
7. The owner states the roof has been leaking since he bought the property. Sections of the ceiling plaster have failed due to water damage. The condition of the ceiling joists and roof joists are unknown as they were covered by finishes, but as noted by deterioration of finishes it is highly probable that water ingress has damaged structural roof members.
8. The exterior brick is deteriorating.
 - a. Sections of the roof parapet walls have been demolished due to the occurrence of falling bricks, see picture 5. Such removal was ordered by the City of Regina to mitigate risks of falling bricks over pedestrian sidewalks and parked cars.
 - b. Sections of the brick along the alley are deteriorated and the mortar has recessed, see picture 6.
 - c. The brick wall along the north of the building appears to lean outward, see picture 7.
 - d. It is our understanding that the chimney brick has deteriorated and in recent months has collapsed on the roof surface.

Discussion

The following are discussion points related to the above observations:

1. The partial basement was not explored due the risks associated with ice throughout. It is our opinion that the presence of water through this space is sign of poor site drainage or major roof leakage. Additionally, it has been our experience that prolonged water exposure and freeze thaw cycles increase the rate of deterioration of materials. As such we anticipate damages to the brick and mortar foundation wall and slab. This foundation supports the rear multi whyth brick wall and any amount of failure could deem the building unsafe for occupancy.
2. It is our opinion that the main floor slab requires replacement due to heaving noted throughout and additionally to accommodate placement of new sewer and utility services.
3. Finishes are in disrepair and it is our opinion that the structure behind these finishes may also be deteriorated.
4. In our opinion the electrical systems through the building are in poor condition. We are not experts in these fields and the owner should hire a skilled professional for a conclusive opinion.
5. Whilst we believe that further investigation should be given to the existing condition of the second floor wood joists. Considering the water damage to the area exposed we have reason to believe the second floor joists may be significantly deteriorated and are at risk of collapse during selective demolition. Workers must be warned of such risks and take proper precautions.
6. The finishes are in poor condition and we recommend all finishes through the second floor should be removed.
7. We anticipate the second floor and roof structure to require substantial rehabilitation efforts to bring the structure back to a state suitable for occupancy.
8. It is our opinion that further investigation should be given to the existing condition of the roof wood joists. Considering the water damage to the underside of the second floor ceiling we have reason to believe there may be deterioration of the joists due to rot. Secondly, it is our opinion that the roof is not performing and it is highly probable that the roof membrane requires full replacement to bring back to satisfactory performance.
9. The exterior brick is in poor condition considering the failing of the roof top pony wall, deterioration of the brick and mortar along the North and East walls, and the leaning of the north brick wall. It is our opinion that this deterioration requires major work to the exterior in order to restore strength and stability to these elements.

Recommendations

The following are our recommendations according to observations and discussion above

1. Our investigation of the partial basement noted a high probability for damages from freeze thaw cycles and noted step cracking in masonry to the east of the building. These are indicators that the foundation of the building has moved and is likely due to the saturation of clay soils through the basement level resulting in differential movement of foundation.
2. Remove and replace main floor slab on grade.
3. All finishes should be removed to inspect the building structure. We believe structural upgrades will be required due to the ongoing water infiltration from the roof but cannot conclusively determine the breadth of work required. It is our opinion that this selective demolition is dangerous considering the unknown state of covered structural elements.
4. Electrical and mechanical consultants should be hired to comment on the state of existing systems.
5. It is our opinion that the second floor joists may be deteriorated due to water infiltration. Ceiling finishes should be removed to determine the severity and breadth of damage.
6. We recommend finishes through the second floor be removed to expose the structure. We suspect damage may have occurred due to sustained water infiltration.
7. We recommend ceiling finished be removed to expose the existing ceiling joists. We suspect damage may have occurred due to sustained water infiltration.
8. It is our opinion that the exterior brick is deteriorating and we recommend the rebuilding of the roof top parapets, pinning of the north wall to the roof and second storey structure, repointing of mortar where mortar has receded more than 1" from surface, and rebuilding of brick walls in sections where bricks are cracked and crumbled. It is our opinion that loose brick presents a hazard to public along the exterior perimeter of the building.

In our opinion that the building at 1833 Broad Street is in a state of disrepair and requires *substantial* repair efforts to restore the building to a state suitable for occupancy. Nearly each structural component in this building requires substantial rehabilitation or replacement efforts to bring the building back to a state which is satisfactory for occupancy. As such it is our opinion that restoring the building will be rigorous, time consuming and will cost substantially more than that of new construction (cost of restoration approximated to be \$12,000,000 – \$16,000,000 where cost of new construction approximate to be \$5,500,000 - \$7,000,000 where new construction is assumed to have the same square footage as existing). From a purely economic standpoint it is our opinion that the building should be demolished and replaced with new construction.

We highly anticipate the current state of water infiltration into the building and its production of mold and rot over the past 10 plus years has created deterioration of structural members through the roof, second floor and main floor and foundation structures. At this time discovery of deteriorated building elements through removal of finishes has a high risk of harm to those hired to expose the building structure. On the case of economics and safety we recommend the building be condemned for demolition and redeveloped conforming to City of Regina bylaws.

In its present condition the building is unfit for human occupancy and we recommend that it be condemned. It is our opinion that demolition of the building by external mechanical efforts would best mitigate risks to the public and those professionals required to occupy the building to determine exact extents of structural deficiencies. We anticipate determining building repair scope will pose risk to those required to enter and substantial risk exists for all who are required to selectively demolish building components. As such to prevent any unnecessary injury or loss of life we recommend the owner apply for demolition permits and take precautions necessary to prevent detriment to adjacent properties and the general public.

Michael Lee
Page 4 of 8
July 31, 2015

I trust that this is satisfactory for your needs at this time however if you have any questions please do not hesitate to contact the undersigned.

Yours truly,

BROWNLEE BEATON KREKE
(Regina) Ltd.



Warren Gagnon, P.Eng

BROWNLEE BEATON KREKE

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Picture 1 - Flooded Basement



Picture 2 - finishes throughout main floor

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Picture 3 Mechanical duct under slab



Picture 4 – Water damaged and deteriorated 2nd floor joists

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Picture 5 - Removed or fallen-parapet brick work



Picture 6 - Deteriorated brick along East

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Picture 7— Leaning North brick wall

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Liberty Brears

From: Liberty Brears
Sent: Wednesday, October 14, 2015 11:39 AM
To: Andrea McNeil-Wilson
Subject: FW: 1833 Broad Street

Hi Andrea,

16(1)(b)

Liberty

From: Christine Clifford
Sent: Wednesday, September 30, 2015 2:20 PM
To: Liberty Brears; Andrea McNeil-Wilson
Cc: Sue Luchuck; Cheryl Willoughby
Subject: RE: 1833 Broad Street

21(a)(b)

From: Liberty Brears
Sent: Wednesday, September 30, 2015 1:58 PM
To: Christine Clifford; Andrea McNeil-Wilson
Cc: Sue Luchuck; Cheryl Willoughby
Subject: RE: 1833 Broad Street

Thanks Christine.

21(a)(b)

From: Christine Clifford
Sent: Wednesday, September 30, 2015 1:47 PM
To: Andrea McNeil-Wilson; Liberty Brears
Cc: Sue Luchuck; Cheryl Willoughby
Subject: RE: 1833 Broad Street

21(a)(b)

From: Andrea McNeil-Wilson
Sent: Wednesday, September 30, 2015 1:22 PM
To: Liberty Brears
Cc: Sue Luchuck; Christine Clifford
Subject: Re: 1833 Broad Street

Hi Liberty,

16(1)(b), 21(a)

Thanks,
Andrea

Sent from my iPhone

On Sep 30, 2015, at 3:15 PM, Liberty Brears <LBREARS@regina.ca> wrote:

Hi Andrea,

16(1)(b)

16(1)(b)

Liberty

From: Andrea McNeil-Wilson
Sent: Thursday, September 24, 2015 1:28 PM
To: Liberty Brears
Subject: FW: 1833 Broad Street

This is the report I received for the Travellers' building

From: Mike Lee [28\(1\) Personal](#)
Sent: Wednesday, September 02, 2015 12:58 PM
To: Gordon Reeve
Cc: Andrea McNeil-Wilson; Darren Steponchev
Subject: 1833 Broad Street

Dear Mr. Reeve,

Thank you for your phone call asking for the Engineering Report .

My apologies [28\(1\) Personal](#)

I am in the process of assembling the materials and having Staples bind a binder, not only for your department but also for the Demolition Permit Dept and other individuals c.c.'d in Ms. Andrea McNeil-Wilson letter to myself.

I am releasing a copy of the Engineering Report to yourself and Ms. McNeil-Wilson and Mr. Darren Steponchev. However, I would like to state that the Engineering Report is **not complete** with ancillary documents that will be made available to yourselves in a binder and is not complete without all the pictures that all your inspectors took.

Hopefully , this release of the partial binder will be of assistance to you in the interim until the final binder is submitted to yourselves.
Apart from delivering a full report to you and your Department, I will also be concurrently applying for a Demolition Permit.

Michael Lee
[28\(1\) Personal](#)

--- Original Message ---
From: Andrea McNeil-Wilson <AMCNEIL@regina.ca>
To: Gordon Reeve <GREEVE@regina.ca>; Mike Lee [28\(1\)](#)
Cc: Darren Steponchev <DSTEPONC@regina.ca>
Sent: Tue, Sep 1, 2015 8:25 am
Subject: RE: 1833 Broad Street

Hello Mr. Lee:

My e-mail address was in the cc. I look forward to your response.

Thanks,
Andrea

Andrea McNeil-Wilson, CAPP
Manager, Bylaw Enforcement
Regina Fire & Protective Services Department

P: 306.777.7961
F: 306.777-6775
E: amcneil@regina.ca
Regina.ca

From: Gordon Reeve
Sent: Wednesday, August 19, 2015 7:35 AM
To: Mike Lee
Cc: Darren Steponchev; Andrea McNeil-Wilson
Subject: RE: 1833 Broad Street

Mike

I send your email to Andrea And asked her to email you She is out of office tell next week.

Tank You
Gordon reeve

From: Mike Lee [28\(1\) Personal](#)
Sent: Wednesday, August 19, 2015 12:58 AM
To: Gordon Reeve
Subject: 1833 Broad Street

Dear Mr. Reeve,

I thank you for your patience.

I opened a letter from Ms Andrea McNeil-Wilson dated August 4, 2015 yesterday and am responding to her very helpful letter. Unfortunately, I do not have Ms McNeil-Wilson's email and so I shall be grateful if you could please forward a copy of this email as confirmation that I have received and understood her direction.

I am currently putting together my application to the Demolition Permit Department (and attached is a copy of a draft that I am preparing for them) in compliance with Ms. McNeil-Wilson's direction.

[28\(1\) Personal](#)

So, I assure you that I will do my utmost to have at least 4 copies compiled with my application.

Michael Lee
[28\(1\) Personal](#)

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Administration's Consideration of Heritage Designation application

Non Responsive

Property is Designated and followed by Request to Repeal Designation

16(1)(b)

16(1)(b)

Richel Nixon

From: Mike Lee [28\(1\) Personal](#)
Sent: August-23-16 11:14 AM
To: Louise Folk
Cc: Kelsey Longmoore; Gordon Reeve; Ernie Polsom; Chris Holden; Andrea McNeil-Wilson
Subject: Re: 1833 Broad St - Regina, SK

Good Morning Ms. Folk,

I thank you for your reply.

I have no difficulty in scheduling an appointment for whoever you designate to supplement the studies.

The challenge I have is the following:

I will need a letter from yourselves and the individuals involved in the assessment inside and outside the building. The letter must indemnify myself as owner and our company that owns it fully and forever from any manner of claim and liability and that the individuals have received independent legal opinion to make the document legal and binding. The reason I request this is because the BBK Engineering report states that no one should be allowed entry into the building and I am concerned.

I am equally concerned and trust that you are aware that the city is equally liable as I have done our part in applying for a demolition permit following the engineering report.

Michael Lee
[28\(1\) Personal](#)

----- Original Message -----

From: Louise Folk <LFOLK@regina.ca>

To: Mike Lee [28\(1\) Personal](#)

Cc: Kelsey Longmoore <KLONGMOO@regina.ca>; Gordon Reeve <GREEVE@regina.ca>; Ernie Polsom <EPOLSOM@regina.ca>; Chris Holden <CHOLDEN@regina.ca>; Louise Folk <LFOLK@regina.ca>; Andrea McNeil-Wilson <AMCNEIL@regina.ca>

Sent: Mon, Aug 22, 2016 6:43 pm

Subject: RE: 1833 Broad St - Regina, SK

Good afternoon Mr. Lee,

Thank you for your email. I'm responding as Mr. Germann is no longer with the City of Regina.

First, I want to thank you for your cooperation to date including making the building assessable to City staff and commissioning the engineering review by BBK. It is the City's desire to determine the appropriate course of action related to this building and proceed through the most appropriate process that upholds public safety. Going forward, I will be your point of contact on this file until the issue is resolved.

As you are aware, there is much background related to this property dating back to the 1990s. The building is designated as a municipal heritage property which brings with it a number of additional processes that need to occur prior to the issuance of building or demolition permits. The City thanks you for previous access to the building and engaging BBK to provide an engineering report.

To supplement this information, the City has engaged Walker Projects to complete a "Professional Structural and Life Safety Assessment – Travellers Building – 1833 Broad Street, Regina, SK". The scope of work is to assess the property's structure and building envelope as it pertains to public safety; specifically, to determine if there is imminent danger to life safety, adjacent priority property and/or City property.

Walker Projects was procured as per Schedule D, Purchasing Policy in the City of Regina's Administration Bylaw. The Bylaw can be found at <http://www.regina.ca/opencms/export/sites/regina.ca/residents/bylaw/.media/pdf/2003-69.pdf>

The City's recommendation related to designation dates back to the early 2000s when a report was considered by the Municipal Heritage Advisory Committee. I have requested the report and will advise further on this item.

The City will also provide you with a copy of Walker Project's final report. I trust that you are able to facilitate access to the building this week with a Building Official and Walker Projects. I expect Walker Project's assessment to be delivered in short order and we can discuss next steps. Please advise on availability, so I can make the necessary arrangements.

Should you have any questions, please don't hesitate to contact me.

Regards,

Louise

Louise Folk
Director, Development Services
City Planning & Development Division

P: 306.777.7551
F: 306.777.6804
E: lfolk@regina.ca
Regina.ca



From: Mike Lee [28\(1\) Personal](#)
Sent: August-21-16 2:48 AM
To: Stefan Germann <SGERMANN@regina.ca>
Cc: Kelsey Longmoore <KLONGMOO@regina.ca>; Gordon Reeve <GREEVE@regina.ca>; Ernie Polsom <EPOLSOM@regina.ca>; Chris Holden <CHOLDEN@regina.ca>; Louise Folk <LFOLK@regina.ca>; Andrea McNeil-Wilson <AMCNEIL@regina.ca>
Subject: Re: 1833 Broad St - Regina, SK

Dear Mr. Germann,

- (i) The City sent four or five very experienced bylaws inspectors who combed through the entire building and took about 150 to 200 pictures which are in the city files;
- (ii) the City Bylaws department required me by registered letters to get an engineering report. I asked a very reputable and established engineering firm of BBK Engineering to conduct an engineering report. They made it very clear that the building could collapse and that it ought to be condemned.
- (iii) You, sir, was part of the group that discussed the building and requirements at length;
- (iv) the Bylaws Manager asked me to apply for a demolition permit; and I did.
- (v) when the City Council first considered the question of whether this building should be designated heritage, the City Administration recommended against it; Furthermore, the same mayor who presided over council previous Honourable Pat Fiocco asked me twice over two separate occasions after the State of the City address, as I was a member of the Board of the sponsoring Kiwanis Club, as to when I planned on applying on demolishing the building;
- (vi) I asked for transparency as there I am confused for the criteria being provided Walker Projects and for a copy of their draft to you and instead of being transparent you tell me about section 16 and 17.

Now I have to ask that you be transparent and disclose (a) where the hidden hand is here and (b) what is your procurement policy and (c) is there a conflict of interest somewhere as Walker Projects may or may not be affiliated with Century West Construction and how and what criteria was used to hire Walker Projects. Furthermore, in terms of

transparency a couple of years ago I asked Liberty in the Heritage Department for a copy of the city administration's recommendation about **not** designating the building heritage, I have yet to receive it.

Please be transparent.

With all due respect, this is a very simple matter: The City sent four or 5 very experienced bylaw inspectors who combed through the building , I was asked to get an Engineering Report which I did and submitted it and asked to apply for a demolition permit and you were party to all relevant discussions , so kind issue the demolition permit.

Michael Lee
[28\(1\) Personal](#)

----- Original Message -----

From: Stefan Germann <SGERMANN@regina.ca>
To: Mike Lee [28\(1\) Personal](#)
Cc: Kelsey Longmoore <KLONGMOO@regina.ca>
Sent: Tue, Aug 16, 2016 11:48 am
Subject: Re: 1833 Broad St - Regina, SK

Me. Lee

In regards to your questions, the City is entering the building and conducting the inspection with Walker Projects under the authority of sections 16 and 17 of The Uniform Building and Accessibility Standards Act. The City is conducting the because the City is concerned that the building is in an unsafe condition. Walker Projects has been retained by the City to provide professional expertise to the City on the question of whether the building, or any portion thereof, is unsafe as this is expertise the City does not have in-house. The City is specifically authorized by section 16 of The Uniform Building and Accessibility Standards Act to have an external expert attend during a City inspection.

Walker Projects has been retained by the City, will be instructed by the City as to the scope of work required and will report to the City with its findings. After Walker Projects delivers its report to the City, you will be entitled to obtain a copy of that final report. You will not receive a draft or unsigned version of Walker's Projects report.

Kind regards

Stefan Germann

Sent using OWA for iPhone

From: Mike Lee [28\(1\) Personal](#)
Sent: Monday, August 15, 2016 4:46:05 PM
To: Stefan Germann
Subject: Re: 1833 Broad St - Regina, SK

Hello Mr. Germann,
Upon reflection, two things:
(i) what is the list of criteria specifically provided Walker Projects
(ii) will I be provided with a copy of the draft unsigned report from Walker Projects for review. I do request it prior to submission to the city
Thank you.

Mike Lee
[28\(1\) Personal](#)

----- Original Message -----

From: Stefan Germann <SGERMANN@regina.ca>

To: 28(1) Personal

Cc: Kelsey Longmoore <KLONGMOO@regina.ca>

Sent: Mon, Aug 15, 2016 1:56 pm

Subject: 1833 Broad St - Regina, SK

Mr. Lee,

I am reaching in the hopes that you will be able to meet the City of Regina at the above noted property to allow access to the Travelers Buildings to conduct an independent assessment of the building structure.

The City's goal with this assessment is to verify the findings in the engineering report you previously submitted and to determine there is any immediate risk to public health and safety.

We would like to arrange a time that is between August 22, 2016 and August 26, 2016 to perform the assessment.

Please let us know what day and time is available to you. Please be aware that failure to permit access to the property could result in legal ramifications.

Sincerely,

Stefan Germann, P. Eng.
Manager, Building Standards
City of Regina

P: 306.777.7583

F: 306.777.6823

E: sgermann@regina.ca
Regina.ca



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From: 28(1)
To: [Louise Folk](#)
Cc: [Kelsey Longmoore](#); [Gordon Reeve](#); [Ernie Polsom](#); [Chris Holden](#); [Andrea McNeil-Wilson](#)
Subject: Re: 1833 Broad St - Regina, SK
Date: Tuesday, August 30, 2016 8:43:47 AM

City Staffperson and two people from Walker Projects came and Thank You.

Should you require re-entry into the Building or any way I can further help in the process, please let me know.

Thank you,

Michael Lee
[28\(1\) Personal](#)

----- Original Message -----

From: Louise Folk
To: [28\(1\)](#)
Cc: Kelsey Longmoore ; Gordon Reeve ; Ernie Polsom ; Chris Holden ; Andrea McNeil-Wilson
Sent: Wed, Aug 24, 2016 3:35 pm
Subject: RE: 1833 Broad St - Regina, SK

Thank you Mr. Lee,
I can confirm that all entering the building have been privy to the engineering report that was previously provided.
I thank you for your cooperation. A Building Official and representative from Walker Projects will meet you tomorrow morning at 9 am at the front of the building.
Regards,
Louise

From: [28\(1\) Personal](#)
Sent: August-24-16 2:47 PM
To: Louise Folk <LFOLK@regina.ca>
Cc: Kelsey Longmoore <KLONGMOO@regina.ca>; Gordon Reeve <GREEVE@regina.ca>; Ernie Polsom <EPOLSOM@regina.ca>; Chris Holden <CHOLDEN@regina.ca>; Andrea McNeil-Wilson <AMCNEIL@regina.ca>
Subject: Re: 1833 Broad St - Regina, SK

My only concern is a legal liability issue when we both know from the engineering report that I have submitted to yourselves that the report specifically states that it is not safe for anyone to enter the building . So as I said I have no problem with resetting the appointment and would like to ; however I need assurance that I am covered from l manner of claim fully and forever if there is an injury of any kind . I Need to be cautious as now we are both knowingly endangering other people especially an established structural engineering firm states so.

Sent from my iPhone

On Aug 24, 2016, at 1:25 PM, Louise Folk <LFOLK@regina.ca> wrote:

Good afternoon Mr. Lee, apologies for not getting back to you yesterday.
Thank you for outlining your concerns. The City is interested in undertaking the supplemental study, so a determination can be made related to the building.

The City is entitled by law to enter the building to inspect the building and the City is seeking your cooperation by scheduling a time and unlocking the building so a resolve can be achieved.

It's my understanding that a time for August 25, 2016 at 9 am was previously set for the City to inspect the property. Can you please confirm if the City will be able to access the building with Walker Projects at this time?

If you have any questions, please don't hesitate to let me know.

Regards,

Louise

From: Mike Lee [28\(1\) Personal](#)

Sent: August-23-16 11:14 AM

To: Louise Folk <LFOLK@regina.ca>

Cc: Kelsey Longmoore <KLONGMOO@regina.ca>; Gordon Reeve <GREEVE@regina.ca>; Ernie Polsom <EPOLSOM@regina.ca>; Chris Holden <CHOLDEN@regina.ca>; Andrea McNeil-Wilson <AMCNEIL@regina.ca>

Subject: Re: 1833 Broad St - Regina, SK

Good Morning Ms. Folk,

I thank you for your reply.

I have no difficulty in scheduling an appointment for whoever you designate to supplement the studies.

The challenge I have is the following:

I will need a letter from yourselves and the individuals involved in the assessment inside and outside the building. The letter must indemnify myself as owner and our company that owns it fully and forever from any manner of claim and liability and that the individuals have received independent legal opinion to make the document legal and binding.

The reason I request this is because the BBK Engineering report states that no one should be allowed entry into the building and I am concerned.

I am equally concerned and trust that you are aware that the city is equally liable as I have done our part in applying for a demolition permit following the engineering report.

Michael Lee

[28\(1\) Personal](#)

----- Original Message -----

From: Louise Folk <LFOLK@regina.ca>

To: Mike Lee [28\(1\)](#)

Cc: Kelsey Longmoore <KLONGMOO@regina.ca>; Gordon Reeve <GREEVE@regina.ca>; Ernie Polsom <EPOLSOM@regina.ca>; Chris Holden <CHOLDEN@regina.ca>; Louise Folk <LFOLK@regina.ca>; Andrea McNeil-Wilson <AMCNEIL@regina.ca>

Sent: Mon, Aug 22, 2016 6:43 pm

Subject: RE: 1833 Broad St - Regina, SK

Good afternoon Mr. Lee,

Thank you for your email. I'm responding as Mr. Germann is no longer with the City of Regina.

First, I want to thank you for your cooperation to date including making the building assessable to City staff and commissioning the engineering review by BBK. It is the City's desire to determine the appropriate course of action related to this building and proceed through the most appropriate process that upholds public safety. Going forward, I will be your point of contact on this file until the issue is resolved.

As you are aware, there is much background related to this property dating back to the 1990s. The building is designated as a municipal heritage property which brings with it a number of additional processes that need to occur prior to the issuance of building or demolition permits. The City thanks you for previous access to the building and engaging BBK to provide an engineering report.

To supplement this information, the City has engaged Walker Projects to complete a "Professional Structural and Life Safety Assessment – Travellers Building – 1833 Broad Street, Regina, SK". The scope of work is to assess the property's structure and building envelope as it pertains to public safety; specifically, to determine if there is imminent danger to life safety, adjacent priority property and/or City property. Walker Projects was procured as per Schedule D, Purchasing Policy in the City of Regina's Administration Bylaw. The Bylaw can be found at <http://www.regina.ca/opencms/export/sites/regina.ca/residents/bylaw/.media/pdf/2003-69.pdf>

The City's recommendation related to designation dates back to the early 2000s when a report was considered by the Municipal Heritage Advisory Committee. I have requested the report and will advise further on this item.

The City will also provide you with a copy of Walker Project's final report. I trust that you are able to facilitate access to the building this week with a Building Official and Walker Projects. I expect Walker Project's assessment to be delivered in short order and we can discuss next steps. Please advise on availability, so I can make the necessary arrangements.

Should you have any questions, please don't hesitate to contact me.

Regards,

Louise

Louise Folk

Director, Development Services

City Planning & Development Division

P: 306.777.7551

F: 306.777.6804

E: lfolk@regina.ca

[Regina.ca](http://www.regina.ca)

From: Mike Lee 28(1) Personal

Sent: August-21-16 2:48 AM

To: Stefan Germann <SGERMANN@regina.ca>

Cc: Kelsey Longmoore <KLONGMOO@regina.ca>; Gordon Reeve <GREEVE@regina.ca>; Ernie Polsom <EPOLSOM@regina.ca>; Chris Holden <CHOLDEN@regina.ca>; Louise Folk <LFOLK@regina.ca>; Andrea McNeil-Wilson <AMCNEIL@regina.ca>

Subject: Re: 1833 Broad St - Regina, SK

Dear Mr. Germann,

- (i) The City sent four or five very experienced bylaws inspectors who combed through the entire building and took about 150 to 200 pictures which are in the city files;
- (ii) the City Bylaws department required me by registered letters to get an engineering report. I asked a very reputable and established engineering firm of BBK Engineering to conduct an engineering report. They made it very clear that the building could collapse and that it ought to be condemned.
- (iii) You, sir, was part of the group that discussed the building and requirements at length;
- (iv) the Bylaws Manager asked me to apply for a demolition permit; and I did.
- (v) when the City Council first considered the question of whether this building should be designated heritage, the City Administration recommended against it; Furthermore, the same mayor who presided over council previous Honourable Pat Fiacco asked me twice over two separate occasions after the State of the City address, as I was a member of the Board of the sponsoring Kiwanis Club, as to when I planned on applying on demolishing the building;
- (vi) I asked for transparency as there I am confused for the criteria being provided Walker Projects and for a copy of their draft to you and instead of being transparent you tell me about section 16 and 17.

Now I have to ask that you be transparent and disclose (a) where the hidden hand is here and (b) what is your procurement policy and (c) is there a conflict of interest somewhere as Walker Projects may or may not be affiliated with Century West Construction and how and what criteria was used to hire Walker Projects. Furthermore, in terms of transparency a couple of years ago I asked Liberty in the Heritage Department for a copy of the city administration's recommendation about **not**

designating the building heritage, I have yet to receive it.

Please be transparent.

With all due respect, this is a very simple matter: The City sent four or 5 very experienced bylaw inspectors who combed through the building , I was asked to get an Engineering Report which I did and submitted it and asked to apply for a demolition permit and you were party to all relevant discussions , so kind issue the demolition permit.

Michael Lee

28(1)

----- Original Message -----

From: Stefan Germann <SGERMANN@regina.ca>

To: Mike Lee <28(1) Personal

Cc: Kelsey Longmoore <KLONGMOO@regina.ca>

Sent: Tue, Aug 16, 2016 11:48 am

Subject: Re: 1833 Broad St - Regina, SK

Me. Lee

In regards to your questions, the City is entering the building and conducting the inspection with Walker Projects under the authority of sections 16 and 17 of The Uniform Building and Accessibility Standards Act. The City is conducting the because the City is concerned that the building is in an unsafe condition. Walker Projects has been retained by the City to provide professional expertise to the City on the question of whether the building, or any portion thereof, is unsafe as this is expertise the City does not have in-house. The City is specifically authorized by section 16 of The Uniform Building and Accessibility Standards Act to have an external expert attend during a City inspection.

Walker Projects has been retained by the City, will be instructed by the City as to the scope of work required and will report to the City with its findings. After Walker Projects delivers its report to the City, you will be entitled to obtain a copy of that final report. You will not receive a draft or unsigned version of Walker's Projects report.

Kind regards

Stefan Germann

Sent using OWA for iPhone

From: Mike Lee 28(1) Personal

Sent: Monday, August 15, 2016 4:46:05 PM

To: Stefan Germann

Subject: Re: 1833 Broad St - Regina, SK

Hello Mr. Germann,

Upon reflection, two things:

(i) what is the list of criteria specifically provided Walker Projects

(ii) will I be provided with a copy of the draft unsigned report from Walker Projects for review. I do request it prior to submission to the city

Thank you.

Mike Lee

28(1) Personal

----- Original Message -----

From: Stefan Germann <SGERMANN@regina.ca>

To: 28(1) Personal
Cc: Kelsey Longmoore <KLONGMOO@regina.ca>
Sent: Mon, Aug 15, 2016 1:56 pm
Subject: 1833 Broad St - Regina, SK

Mr. Lee,

I am reaching in the hopes that you will be able to meet the City of Regina at the above noted property to allow access to the Travelers Buildings to conduct an independent assessment of the building structure.

The City's goal with this assessment is to verify the findings in the engineering report you previously submitted and to determine there is any immediate risk to public health and safety.

We would like to arrange a time that is between August 22, 2016 and August 26, 2016 to perform the assessment.

Please let us know what day and time is available to you. Please be aware that failure to permit access to the property could result in legal ramifications.

Sincerely,

Stefan Germann, P. Eng.

Manager, Building Standards

City of Regina

P: 306.777.7583

F: 306.777.6823

E: sgermann@regina.ca

Regina.ca

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Ph: 28(1)

240 Argyle Street Properties Inc.

c/o Michael Lee

1850 Rose Street,

Regina, SK S4P 3Y9

October 1, 2015

The Building Standards Branch,

City of Regina,

9th. Floor

City Hall ,

Regina. SK S4P 3C8

Re: 1833 Broad Street, Regina

We shall be grateful if you would kindly issue us a Demolition Permit for our property at 1833 Broad Street.

The Building is not salvageable and as per the attached Engineering Report from the pre-eminent **Structural** Engineering Firm of BBK Engineering recommends that " *On the case of economics and safetythe building be condemned and demolished.*"

It is very clear from the attached Engineering Report that :

- (i) The building in its current state is a public safety hazard and as the engineers state "it will pose risk to those required to enter (the building) and substantial risk exists for all who are required to selectively demolish building components. As such to prevent any unnecessary injury or loss of life we recommend the owner apply for demolition permits and take precautions necessary to prevent detriment to adjacent properties and the general public."
- (ii) The building is unsalvageable, could implode and collapse
- (iii) As a public safety hazard, the building in its current state poses severe liability issues for the City of Regina and its officers and ourselves.

According to ByLaw No 2001-18, Appendix A page A.3. Second Paragraph "The Travellers Building can not be tied to any specific architectural style" It is respectfully submitted that it is very clear that there is nothing architecturally redeeming about the building and there is nothing unique or particularly artistic about the building either. .

DIRECTIVE REPORT RE: 1833 BROAD STREET

As is stated in the Heritage designation ByLaw and its accompanying documentation, the only reason it was designated Heritage was because it was developed by Mr. George Broder and the Broder Development Company and the building housed various businesses. All buildings house different businesses or departments from time to time during its lifespan. This building has outlived its lifespan.

We believe that Mr. Broder has been honoured with a Street named after him (Broder Street) plus there is an entire City Area referred to as "Broders Annex". It is unlikely that history and time will erase both. The name " Broders Annex" is well ingrained and imprinted in Regina's Psyche and points of reference.

According to the previous Heritage Manager and the previous Real Estate Manager , when we first acquired the building , the City Administration originally recommended to Council that the building NOT be designated Heritage and they also stated that it was designated Heritage because it had a horse hair dance floor. In any event, according to informed sources, after Dance Works, that rented space on the second floor, moved to the Centre of Performing Arts on Angus Street, the horse hair dance floor was removed. As well, all the oak panelling, oak railings and oak wainscoting was replaced by laminate and shiny metal which is still on the ceilings in the entranceway . The landlord at that time used the space to set up small offices.

Despite the Heritage Designation By-law and a direction within the By-Law to the City Administration to maintain and upkeep and repair the Building, the City , in its wisdom, chose to sell the property. It is obvious upkeep was cost prohibitive.

The building has been inspected by 5 very experienced inspectors from the City's By-Law Department and you can directly contact them for their conclusions and observations (lead inspector is Mr. Gordon Reeve) and attached herein are over 100 pictures taken by them.

There are a large number of good Heritage Buildings within the City:

Attached herein, are lists of

- (i) One full page of Federal Heritage Properties
- (ii) Three pages of Municipal Heritage properties
- (iii) One full page of Provincial Heritage properties
- (iv) **TEN pages of Regina properties under the Municipal Heritage Holding By Law Properties, that City Council can busy itself with and designate them Heritage.**

DIRECTIVE
FOR
PROPERTIES
FOR DAMAGE

Hence, even though structural engineers have recommended that this building be condemned and demolished, it is clear that there are a total of FIFTEEN pages full of Heritage Properties and Heritage Holding By law Buildings in the entire city of Regina , thus far.

This particular building

- (i) That as respectfully submitted has nothing special architecturally
- (ii) That the City Administration originally recommended that it **not** be designated heritage

will not be missed, especially in light of the 15 full pages of Heritage and Heritage Holding By-Law properties.

We are concerned that the building could collapse or even implode because of the condition of the joists and internal structural members that have rotted over the past decade.

Hydrostatic pressure and water damage to the walls and foundation structure have basically caused

- (i) The heaving and bulging and cracking of walls
- (ii) The heaving of the concrete slab flooring throughout the building.

Apart from what appears to be foundational damage due to expanding ice and water in the partial basement, the clear evidence of shifting walls, stepped separation of the brick in the walls, the movement of the north wall outward, all go beyond the building outliving its life span: In addition, the undersigned entered the building in late June 2015, there was frozen ice and 4 feet of water in the basement. ***The collapse of the entire chimney in the rooftop is clearly indicative of foundational damage as well.***

According to the short description Googled, and with proof from the pictures taken by the engineers and 5 experienced bylaw inspectors from the City of Regina

- (i) The engineers' observations that includes the concrete floor slabs heaved and broken throughout the main floor of the building, the cracked walls, the stepped separations, the movements of the walls etc.
- (ii) The collapsed chimney

it is clear that the very damaged foundation has been destabilized and the structure of the building is in jeopardy and could collapse anytime. This could render both the City of Regina and ourselves exposed to liability issues.

An additional concern that we have is the intrinsic over-porousness of the bricks and internal softness of the bricks and the continuous internal deterioration of the bricks. In the past, at the time the bricks were manufactured, the railroads were clearing bush in the Pilot Butte area . The railroads dumped Creosote and "pine scrubs" at the brick kilns. Claybank and other bricks

require constant temperature when being fired up . However the inconsistent temperatures afforded by pine scrubs and creosote made for internal over- porousness and softness of the bricks and this makes for relative easy breakdown of the bricks. This explains the cracking of the bricks, deterioration and the fall of the parapet bricks onto the alleyway, sides of the building and onto Broad Street. This prompted the Bylaws Department in the past to have all the loose and deteriorated bricks removed. As, leaving the cracked and broken bricks on the top edges of the building would have exposed the City to liability issues and consequences.

In light of the above, we request that the Heritage Designation be removed from the building and that demolition of the building be permitted in the interest of public safety

Thanking you,

240 Argyle Properties Inc.



Per Michael Lee

28(1)

P I

Attachments:

- (i) Letter from ByLaw Enforcement re: Application For Demolition Permit
- (ii) BBK Engineering Report
- (iii) (a)10 pages of Municipal Heritage *Holding* Properties in Regina
(b) Provincial Heritage Properties in Regina
(c) Federal Heritage Properties in Regina
- (iv) Some Googled Information Regarding Water Damage to Foundations
- (iv) City ByLaw designating the property as a Heritage Building because it was built by the Broder Development Company and the List of Tenants
- (v) Pictures in your City Files demonstrating the unsalvageable condition of the building.

c.c. (i) Andrea McNeil-Wilson , Manager , Bylaw Enforcement

(ii) Ernie Polsom, Director, Fire & Protective Services

(iii) Stefan Germann, Manager, Building Standards

(iv) Gordon Reeve, Bylaws Standards Officer

Lorne Chow

From: Darren Steponchev
Sent: Tuesday, June 02, 2015 10:25 AM
To: Lorne Chow
Subject: FW: 1833 Broad Street, Regina Traveller's Building

FYI Lorne

From: Gordon Reeve
Sent: Monday, June 01, 2015 12:38 PM
To: Darren Steponchev
Subject: FW: 1833 Broad Street, Regina Traveller's Building

[28\(1\) Personal](#)

From: Mike Lee
Sent: Thursday, May 28, 2015 4:30 PM
To: Gordon Reeve
Subject: 1833 Broad Street, Regina Traveller's Building

Dear Mr. Reeve,

As an update to you, I placed a phonecall to the Engineer at BBK Engineering and we will be meeting on June 10, 2015 and discussing his preliminary report and I shall give him instructions to complete and release the report then.

Unfortunately, we cannot meet any earlier as [28\(1\)](#)

[28\(1\)](#)

I have also left a message with Mr. Ryan Johnson (?) at the City Hall to rent Pigeon Traps at 306-777-7722. Most of the pigeons have been removed by Richard Swallow on 2 occasions recently and hence there are very few left, which I can remove. I will keep you informed as soon as I hear from Mr. Johnson.

[28\(1\) Personal](#)

My apologies for the delays, unfortunately,

[28\(1\) Personal](#)

. I will call you on June 10th. and also as soon as I hear from Mr. Johnson.

Thank you.

Michael Lee

[28\(1\) Personal](#)

P.S. I meant to mention to you that when the Travellers Bldg was either designated Heritage or under the holding situation for Heritage consideration, the City Administration recommended against any heritage designation be attributed to the premises. So, the Minutes of City Hall meetings or internal correspondence regarding the building would verify that.