

Richel Nixon

From: Ben Mario
Sent: May-22-18 1:35 PM
To: Fred Searle
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Sounds good. I'll hold off.

Ben

From: Fred Searle
Sent: Tuesday, May 22, 2018 1:22 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: Fwd: 221 Winnipeg Street North - City of Regina Letter / Plans

Let's discuss before you circulate the zoning bylaw amendment

Fred

Sent from my iPhone

Begin forwarded message:

From: "John Pearson" <JPearson@Shindico.com>
To: "Ben Mario" <BMARIO@regina.ca>, "Fred Searle" <FSEARLE@regina.ca>
Cc: "mike.hogan@cwregina.com" <mike.hogan@cwregina.com>, "Kelly Smith" <KSmith@Shindico.com>
Subject: FW: 221 Winnipeg Street North - City of Regina Letter / Plans

Ben / Fred, further to our recent conference call, please confirm that the Ministry of Central Services tenancy is endorsed based on the information provided within the existing IB zoning.

In addition, we wanted to confirm that the Zoning Bylaw Amendment Application to IA zoning, to assist with subsequent tenancies, submitted May 9, is being processed along with the additional information provided, and the discussion on May 10, 2018. Please advise as to the status of our application and key dates going forward that we may need to attend (ie. Hearings).

We appreciate your assistance and look forward to bringing this matter to a successful conclusion.

From: John Pearson
Sent: May-10-18 3:50 PM
To: Fred Searle <FSEARLE@regina.ca>; Ben Mario <BMARIO@regina.ca>
Cc: mike.hogan@cwregina.com
Subject: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

Fred / Ben, to assist in our conference call, attached are:

- Letter from the City of Regina
- Site Plan illustrating current Highways Vehicle Compound requirements (illustrated in blue) and potential Highways Patrol Vehicles Compound requirements (illustrated in green)

- Illustration as to the Highways uses within the proposed Main Floor space and Second Floor space.

The combined current uses, including compound, battery back-up areas, Highway Hotline, Highway call centre, emergency response teams, etc. are collectively the "Primary Use" and office use is incidental.

We just got off a Conference Call with Ministry of Govt Services / Highways and now need to talk to you ASAP.

Richel Nixon

From: Ben Mario
Sent: May-25-18 8:25 AM
To: Michael Cotcher; Femi Adegeye; Shanie Leugner; Fred Searle
Subject: RE: 220 N Winnipeg Street



Ministry - Site
Plan - 221 Win...



Ministry - Main
Floor Plan - 2...



Ministry - Second
Floor Plan -...



Shindico -
Description of U...

Sorry about that. See attached.

Ben

From: Michael Cotcher
Sent: Thursday, May 24, 2018 2:10 PM
To: Ben Mario <BMARIO@regina.ca>; Femi Adegeye <AADEGEYE@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Subject: RE: 220 N Winnipeg Street

Hey Ben. Were you still planning to send us some background info before we meet?

Mike

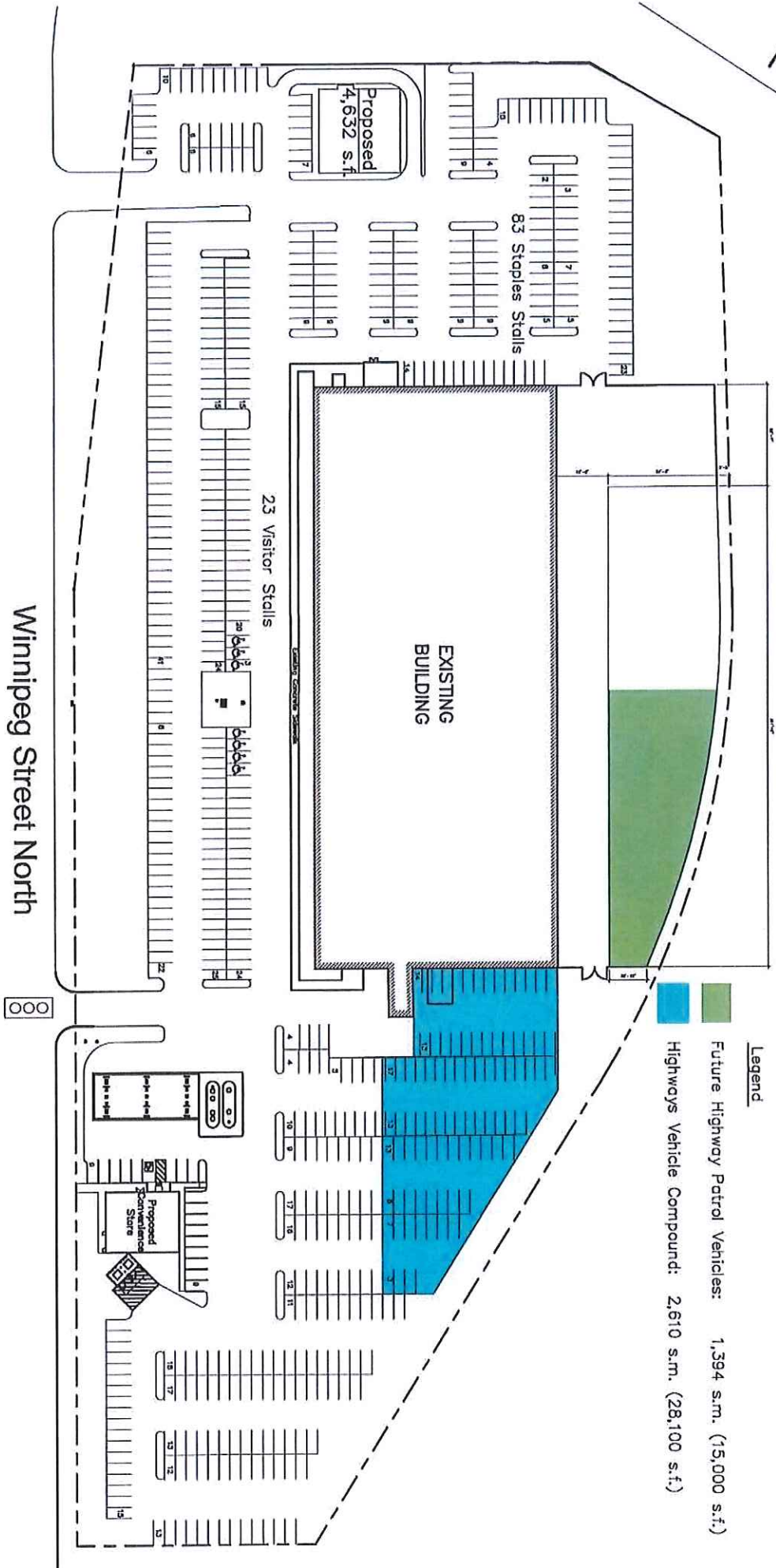
-----Original Appointment-----

From: Ben Mario
Sent: Wednesday, May 16, 2018 4:43 PM
To: Ben Mario; Michael Cotcher; Femi Adegeye; Shanie Leugner; Fred Searle
Subject: 220 N Winnipeg Street
When: Friday, May 25, 2018 10:00 AM-11:00 AM (UTC-06:00) Saskatchewan.
Where: 9th Floor Conference Room

This is to discuss potential use of this property for office purposes as it relates to the office policy. I will provide some background information before the meeting.

Ben

Ring Road



1 SITE PLAN

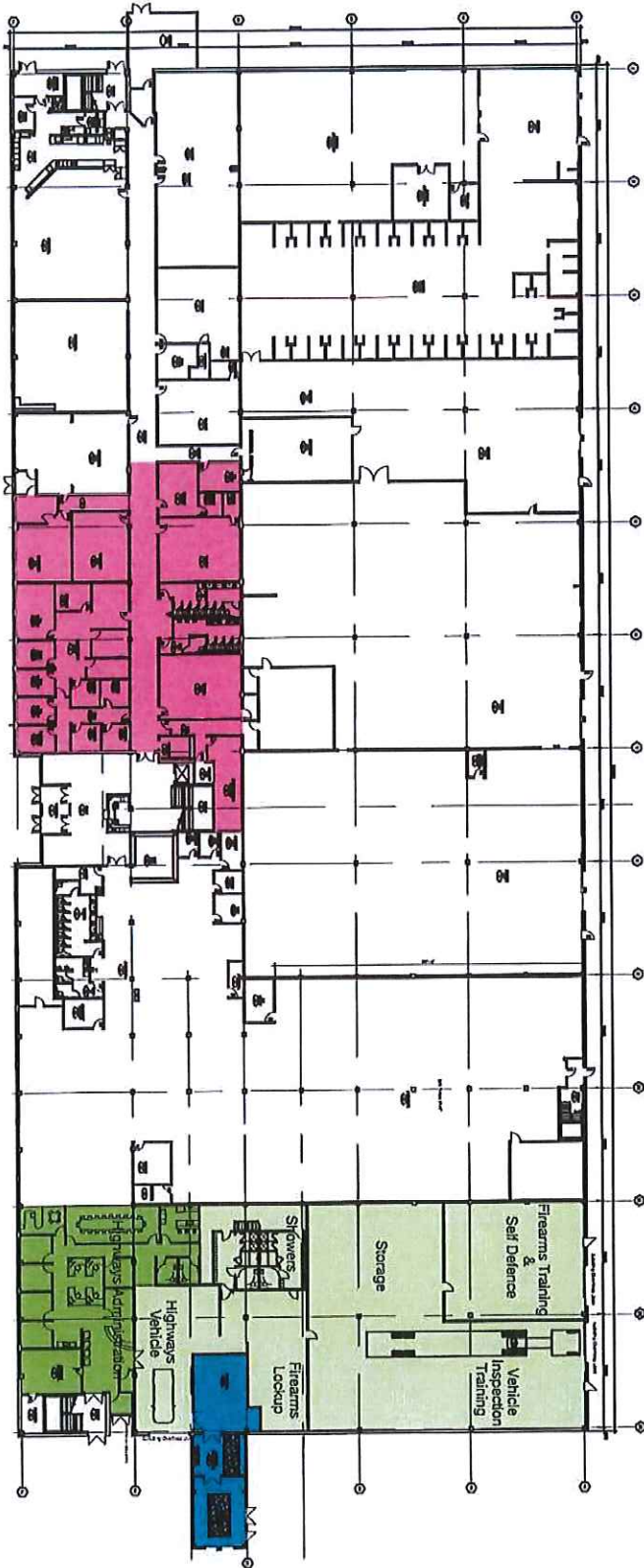
Winnipeg Street North

Total Parking stalls

631

Proposal for:
Ministry of Central Services

221 Winnipeg St. N., Regina, SK.
Site Plan

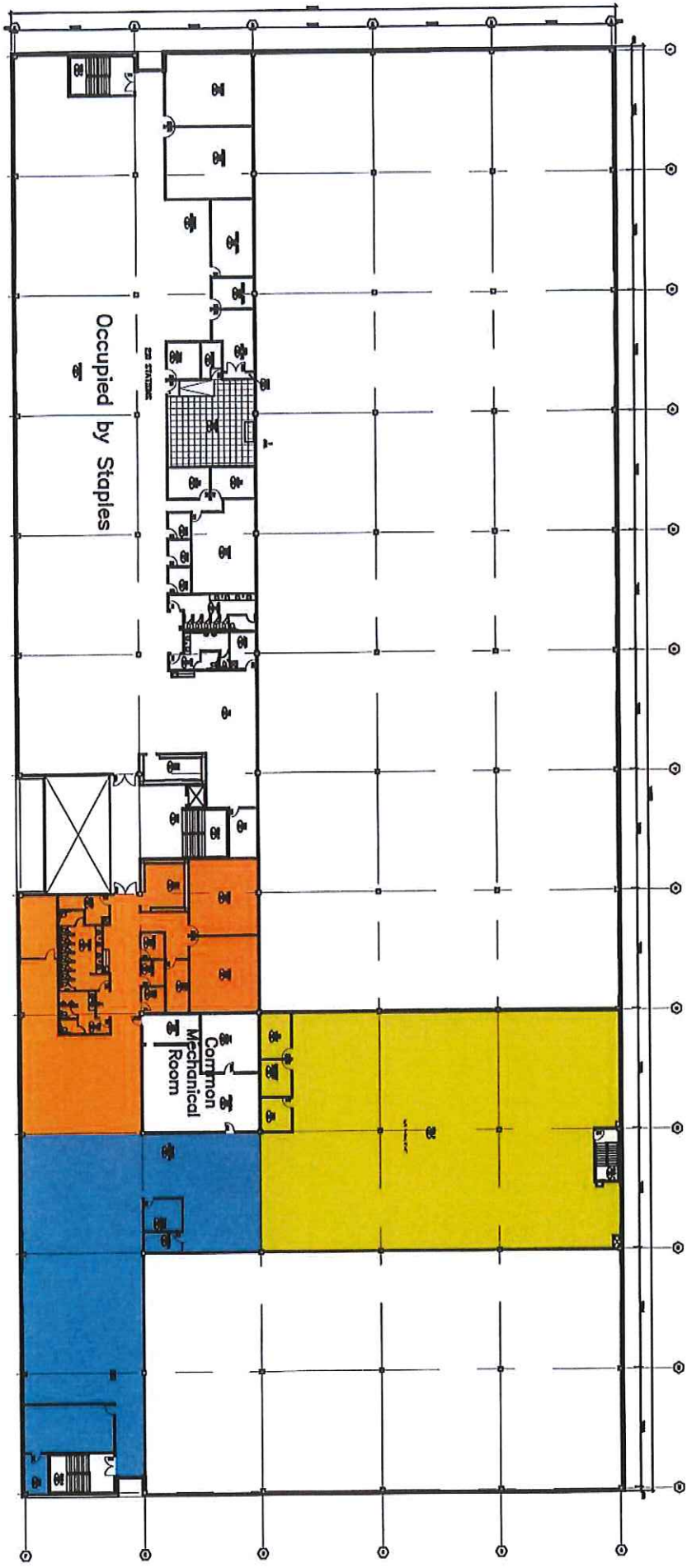


Legend

- Highways Hotline Engineers & Field Staff Support Team: 728 s.m. (7,832 s.f.)
- Highways Diesel Generator & UPS: 119 s.m. (1,281 s.f.)
- Future Highways Commercial Vehicle Enforcement: 1,349 s.m. (14,519 s.f.)
- Admin. & Training: 307 s.m. (3,299 s.f.)
- Firearms Training & Storage: 1,042 s.m. (11,220 s.f.)

Ministry of Central Services (Park Street)

221 Winnipeg St. N, Regina, SK.
Main Floor Plan



- Legend
- Highway Hotline: 847 s.m. (9,118 s.f.)
 - Highways Call Centre: 472 s.m. (5,028 s.f.)
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Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan



Government
— of —
Saskatchewan

Ministry of Central Services
Property Management Division
1920 Rose Street
REGINA SK S4P 0A9
Phone: 306-787-3462

February 12, 2018

John Pearson
3346286 Manitoba Limited
c/o Shindico Realty Inc.
200 – 1355 Taylor Avenue
WINNIPEG MB R3M 3Y9

Dear Mr. Pearson:

**RE: Description of User Groups
221 Winnipeg Street North, Regina, Saskatchewan**

As per your request, I have included below an outline description of the user groups that the Ministry intends to move into the 221 Winnipeg Street North location. Please note that this list is subject to change as we work towards securing additional groups and finalizing the agreement. The purpose of the outline is to help you facilitate zoning approvals with the City of Regina based on our user groups which will occupy a substantial portion of the 221 Winnipeg Street North building. The building is able to accommodate a wide variety of requirements some of which are listed below.

Committed User Group Descriptions include:

- *Commercial Vehicle Enforcement – This group patrol commercial vehicles on highways throughout southern Saskatchewan. They require secured warehouse storage for vehicles and firearms, as well as an enclosed compound space for their patrol vehicles.*
- *Highway Hotline – This group has a call-centre setup and require the back-up diesel generator, complete with battery back-up that currently exists within the building to ensure no power disruption (this system has a value in the range of \$1,000,000 of equipment and not easily duplicated). The staff monitor and update the Highway Hotline telephone and website services. During the winter months, they are in operation 24/7.*
- *ITS – This group video monitors the Regina Bypass. They will have a monitoring centre with several large TV's.*

... 2

John Pearson
February 12, 2018

- Operations – *This group consists of engineers and field staff that are in and out of the office frequently travelling to various Highways locations. Proximity to the Ring Road is a necessary feature.*
- Design & Innovation – *This group consists of Highways design and planning staff.*

I would also like to acknowledge your intentions to submit a proposal on an RFP we currently have advertised where the requirements consists of compound space, warehouse space, and office space contained within one facility which the 221 Winnipeg Street North building is able to meet.

If you require additional information or clarification on any of the above, please feel free to contact myself at (306) 787-3462 or vicki.buchanan@gov.sk.ca.

Yours truly,



Vicki Buchanan
Realty Manager

Richel Nixon

From: John Pearson <JPearson@Shindico.com>
Sent: June-08-18 1:39 PM
To: Fred Searle
Cc: Mike Hogan
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

According to Central Services, the vast majority of the staff are from the suburban Park Street location. There are only a few people coming from Downtown.

From: Fred Searle <FSEARLE@regina.ca>
Sent: Friday, June 08, 2018 2:04 PM
To: John Pearson <JPearson@Shindico.com>
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Hello John,

Hope all is well,

Just wanted to follow up on one question. Are any staff proposed to be relocated to the Winnipeg Street location from existing office space within the Downtown.

Fred.

From: John Pearson <JPearson@Shindico.com>
Sent: Tuesday, June 5, 2018 4:01 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: 'Mike Hogan' <mike.hogan@cwregina.com>; Kelly Smith <KSmith@Shindico.com>
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Thanks for your response. I confirm that I have scheduled to be in Regina for the Planning Commission Meeting on Aug 2.

From: Ben Mario <BMARIO@regina.ca>
Sent: Tuesday, June 05, 2018 4:44 PM
To: John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>
Cc: 'Mike Hogan' <mike.hogan@cwregina.com>; Kelly Smith <KSmith@Shindico.com>
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Hi John,

We are working through the information to ensure that we are solidly grounded in the decision that we make. We have had internal meetings to discuss and we have another meeting at the end of the week. I do not believe we require any further information. We hope to see this to the August 2 Regina Planning Commission meeting. It would be a good idea to plan to be here for that meeting, which would be at 4pm.

Thanks,

Ben Mario, MCIP, RPP
Senior City Planner
Current Planning Branch
Development Services Department

P: 306.777-7582
E: bmario@regina.ca



From: John Pearson [<mailto:JPearson@Shindico.com>]
Sent: Monday, June 04, 2018 8:46 AM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: 'Mike Hogan' <mike.hogan@cwregina.com>; Kelly Smith <KSmith@Shindico.com>
Subject: FW: 221 Winnipeg Street North - City of Regina Letter / Plans

Ben / Fred, further to our discussions and our Zoning Bylaw Amendment Application to IA zoning, please advise as to the status and if any additional information is required. In addition, do we need to attend any Hearings in this regard?

We appreciate your assistance and look forward to hearing from you.

From: John Pearson
Sent: May-22-18 1:40 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: mike.hogan@cwregina.com; Kelly Smith <KSmith@Shindico.com>
Subject: FW: 221 Winnipeg Street North - City of Regina Letter / Plans

Ben / Fred, further to our recent conference call, please confirm that the Ministry of Central Services tenancy is endorsed based on the information provided within the existing IB zoning.

In addition, we wanted to confirm that the Zoning Bylaw Amendment Application to IA zoning, to assist with subsequent tenancies, submitted May 9, is being processed along with the additional information provided, and the discussion on May 10, 2018. Please advise as to the status of our application and key dates going forward that we may need to attend (ie. Hearings).

We appreciate your assistance and look forward to bringing this matter to a successful conclusion.

From: John Pearson
Sent: May-10-18 3:50 PM
To: Fred Searle <FSEARLE@regina.ca>; Ben Mario <BMARIO@regina.ca>
Cc: mike.hogan@cwregina.com
Subject: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

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We just got off a Conference Call with Ministry of Govt Services / Highways and now need to talk to you ASAP.

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Richel Nixon

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: June-29-18 11:55 AM
To: Fred Searle
Subject: RE: 221 Winnipeg, Regina - Conference Call - Wednesday, June 27

Hi Fred, as per our conversation yesterday; are you sending us an email.

Regards,

Mike Hogan
President, Broker

Main: +1 306 777 0678
Direct: +1 306 791 9510
Mobile: +1 306 533 9755
Fax: +1 306 791 3777

mike.hogan@cwregina.com

2161 Scarth Street, Suite 200
Regina, SK S4P 2H8 | Canada

www.cushmanwakefieldregina.com
www.cushmanwakefield.com

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)

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

From: Fred Searle [mailto:FSEARLE@regina.ca]
Sent: June-25-18 2:15 PM
To: John Pearson; Michelle Brady
Cc: Ben Mario; mike.hogan@dtzregina.com
Subject: RE: 221 Winnipeg, Regina - Conference Call - Wednesday, June 27

Hello John and Michelle,

This time works for Ben and I for the call.

Mike - will you be joining us at our office?

Cheers.

Fred Searle, Manager
Current Planning Branch
Development Services Department
City of Regina

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

From: John Pearson <JPearson@Shindico.com>
Sent: Monday, June 25, 2018 1:31 PM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Ben Mario <BMARIO@regina.ca>; mike.hogan@dtzregina.com; Michelle Brady <MBrady@Shindico.com>
Subject: RE: 221 Winnipeg, Regina - Conference Call - Wednesday, June 27

Fred, further to the voice-mail from my assistant Michelle, are you available on Wednesday, June 27 at 1:30 Regina time (2:30 Winnipeg time)?

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

From: John Pearson
Sent: June-22-18 6:43 PM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Ben Mario <BMARIO@regina.ca>; mike.hogan@dtzregina.com; Michelle Brady <MBrady@Shindico.com>
Subject: Re: 221 Winnipeg, Regina

I am travelling on Monday / Tues — we can schedule something for Wed. My assistant Michelle will coordinate with you on Monday for a call on Wed. I would like Mike to also be on the call.
Thanks

> On Jun 22, 2018, at 6:37 PM, Fred Searle <FSEARLE@regina.ca> wrote:

>

> Hello John,

>

> If you are free on Monday let's connect for a few minutes by phone to discuss the points below and provide an update. Let me know what would be a good time.

>
> Cheers.
>
> Fred.
>
> -----Original Message-----
> From: John Pearson <JPearson@Shindico.com>
> Sent: Friday, June 22, 2018 6:58 AM
> To: Fred Searle <FSEARLE@regina.ca>; Ben Mario <BMARIO@regina.ca>
> Cc: mike.hogan@dtzregina.com
> Subject: 221 Winnipeg, Regina
>
> Fred | Ben,
> Hope all is well.
>
> As previously discussed, we are following up to confirm that the City will be providing us with endorsement very shortly of the initial 30,000sf Highways tenancy that we have secured for 221 Winnipeg. The Lease is in final form and needs to be executed by us and the Province. We also have substantial Bldg systems upgrades that need to be completed to accommodate this tenancy that need to commence ASAP. We look forward to your endorsement.
>
> Secondly, we confirm that we have made travel arrangements and will be in town for the Planning Commission Hearing on Aug 2. Please provide me a heads up as to the process at the hearing and specifics regarding our presentation opportunity.
>
> Lastly, we would like to be part of the process for the Office Policy Review that we understand is scheduled for this year. We will be looking for consideration for 221 Winnipeg to be exempt from the Office Policy going forward due to the fact it was pre-existing prior to the implementation of the Office Policy. Please advise as to how we can be part of the Office Policy Review Process.
>
> We appreciate your assistance with all of these items.
>
> Regards John
> DISCLAIMER: The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you received this in error, please contact the sender and delete or destroy this message and any copies.
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Richel Nixon

From: Fred Searle
Sent: May-22-18 1:22 PM
To: Ben Mario
Subject: Fwd: 221 Winnipeg Street North - City of Regina Letter / Plans
Attachments: 20180508154657072.pdf; ATT00001.htm; Ministry - Site Plan - 221 Winnipeg Street Regina (May9-18).pdf; ATT00002.htm; Ministry - Main Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; ATT00003.htm; Ministry - Second Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; ATT00004.htm

Let's discuss before you circulate the zoning bylaw amendment

Fred

Sent from my iPhone

Begin forwarded message:

From: "John Pearson" <JPearson@Shindico.com>
To: "Ben Mario" <BMARIO@regina.ca>, "Fred Searle" <FSEARLE@regina.ca>
Cc: "mike.hogan@cwregina.com" <mike.hogan@cwregina.com>, "Kelly Smith" <KSmith@Shindico.com>
Subject: FW: 221 Winnipeg Street North - City of Regina Letter / Plans

Ben / Fred, further to our recent conference call, please confirm that the Ministry of Central Services tenancy is endorsed based on the information provided within the existing IB zoning.

In addition, we wanted to confirm that the Zoning Bylaw Amendment Application to IA zoning, to assist with subsequent tenancies, submitted May 9, is being processed along with the additional information provided, and the discussion on May 10, 2018. Please advise as to the status of our application and key dates going forward that we may need to attend (ie. Hearings).

We appreciate your assistance and look forward to bringing this matter to a successful conclusion.

From: John Pearson
Sent: May-10-18 3:50 PM
To: Fred Searle <FSEARLE@regina.ca>; Ben Mario <BMARIO@regina.ca>
Cc: mike.hogan@cwregina.com
Subject: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

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- Letter from the City of Regina
- Site Plan illustrating current Highways Vehicle Compound requirements (illustrated in blue) and potential Highways Patrol Vehicles Compound requirements (illustrated in green)
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We just got off a Conference Call with Ministry of Govt Services / Highways and now need to talk to you ASAP.



City of Regina

May 8, 2018

Mike Hogan

mike.hogan@cwregina.com

John Pearson

JPearson@Shindico.com

Dear Sirs:

Re: Reuse of Building at 221 N Winnipeg Street

This is to follow up from our meeting on April 24, 2018 and our tour of the building/site on May 1, 2018.

As noted previously we wish to confirm the current legal status of the property as it relates to current regulation.

- The subject property is zoned IB- Medium Industrial Zone, in which Office General, or Office Industry is not a permitted use.
- The most recent tenancy of the building was Staples Call Centre, which the City classified as a Retail Use. When the Saskatchewan Institute of Applied Science Technology (SIAST) existing in the building it was considered a Vocational School under the Zoning Bylaw. Therefore, the space within the building cannot be considered to be legally non-conforming use (i.e. "grandfathered"), in that the building was never approved for use as Office.
- The City's Official Community Plan (Section D5) endeavors to support the downtown as the City's primary business centre. In doing so, medium and major scaled office (i.e. office spaces greater than 1000m²) to locate in the Downtown or in specific areas.
- Use of the building for the Office can only be accommodated as an accessory use, pursuant to Chapter 11 of the Zoning Bylaw. In making the determination of accessory status the development would need to demonstrate consistency with this section of the Zoning Bylaw. The principal use would need to be accommodated as a permitted land use in the zone and the office spaces would need to be incidental to that use in order to be considered accessory. The Development Officer will be required to make a decision based on the following considerations: the size of lot; nature of the principle use; use made of adjacent lots; incidence of similar use in the neighbourhood; and potential for adverse impacts on adjacent property.

The Zoning Bylaw also requires that the accessory use shall not be used until after the development of the principal use, unless authorized by a development agreement.

It is our understanding that you and your client are seeking verification that the intended use of the building is compliant with the Zoning Bylaw. In order to provide this verification the recommended next steps are as follows:

- Submit a Development Permit Application detailing the use of the floor spaces and areas on site. The Development Permit must accompany a diagram of the floor areas with written description of activities throughout the building/site which clearly demonstrate the relationship to non-office principal uses on the site. The description of use should establish linkages to business areas elsewhere within the building and on the site, such as compound areas or warehouse areas.
- Submit a Zoning Bylaw Amendment Application to rezone to IA – Light Industrial. This will allow for some flexibility to accommodate a maximum of 1000m² of office space as a principle use.

Upon submission of the application for Development Permit, the Development Officer will make a conclusive determination of the proposed land uses within the building.

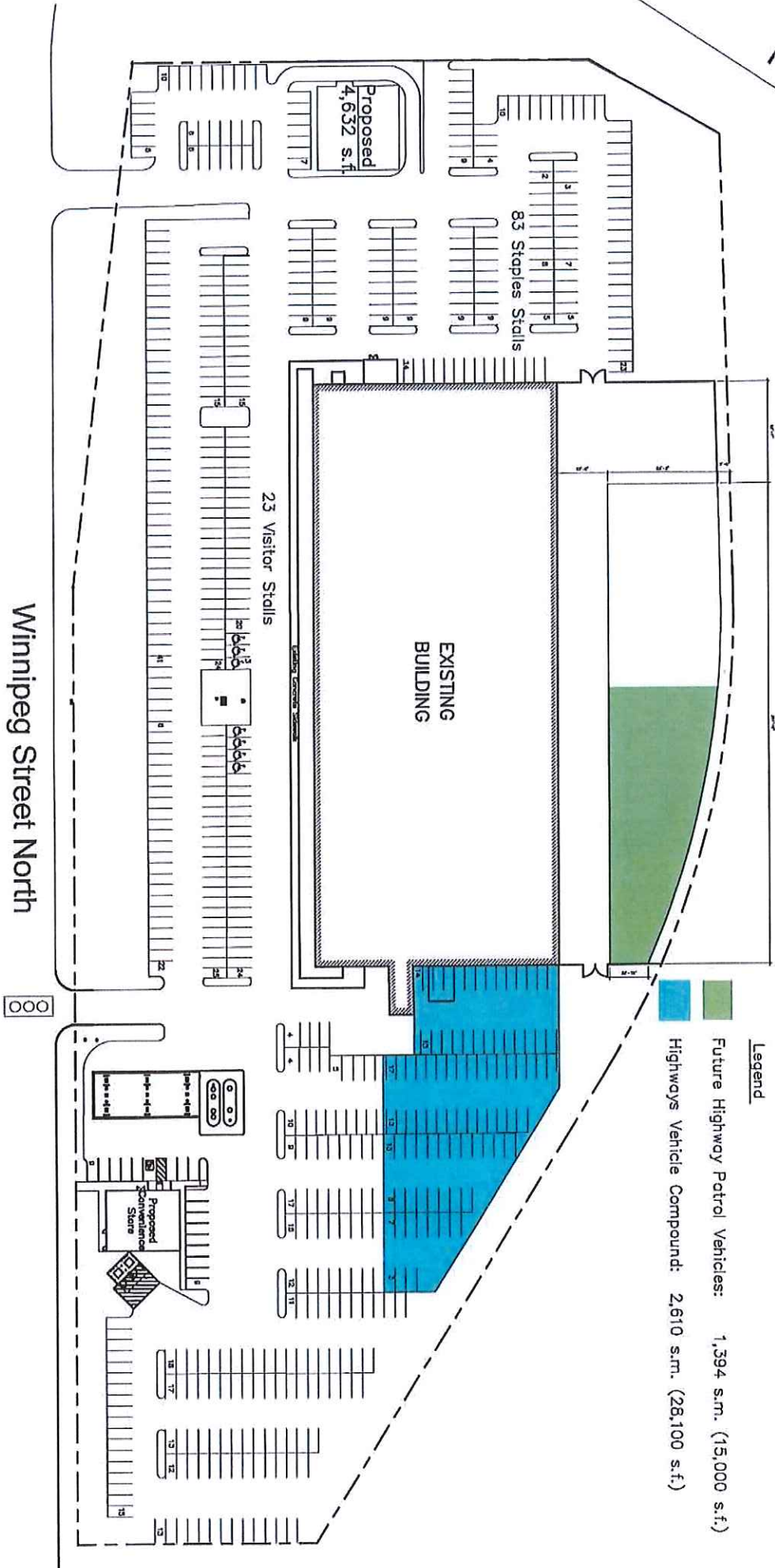
Should you have any questions or wish to discuss, please contact Ben Mario at 306-777-7582 or email bmario@regina.ca.

Yours truly,



Fred Searle, Manager
Current Planning Branch

Ring Road



Legend

Future Highway Patrol Vehicles: 1,394 s.m. (15,000 s.f.)

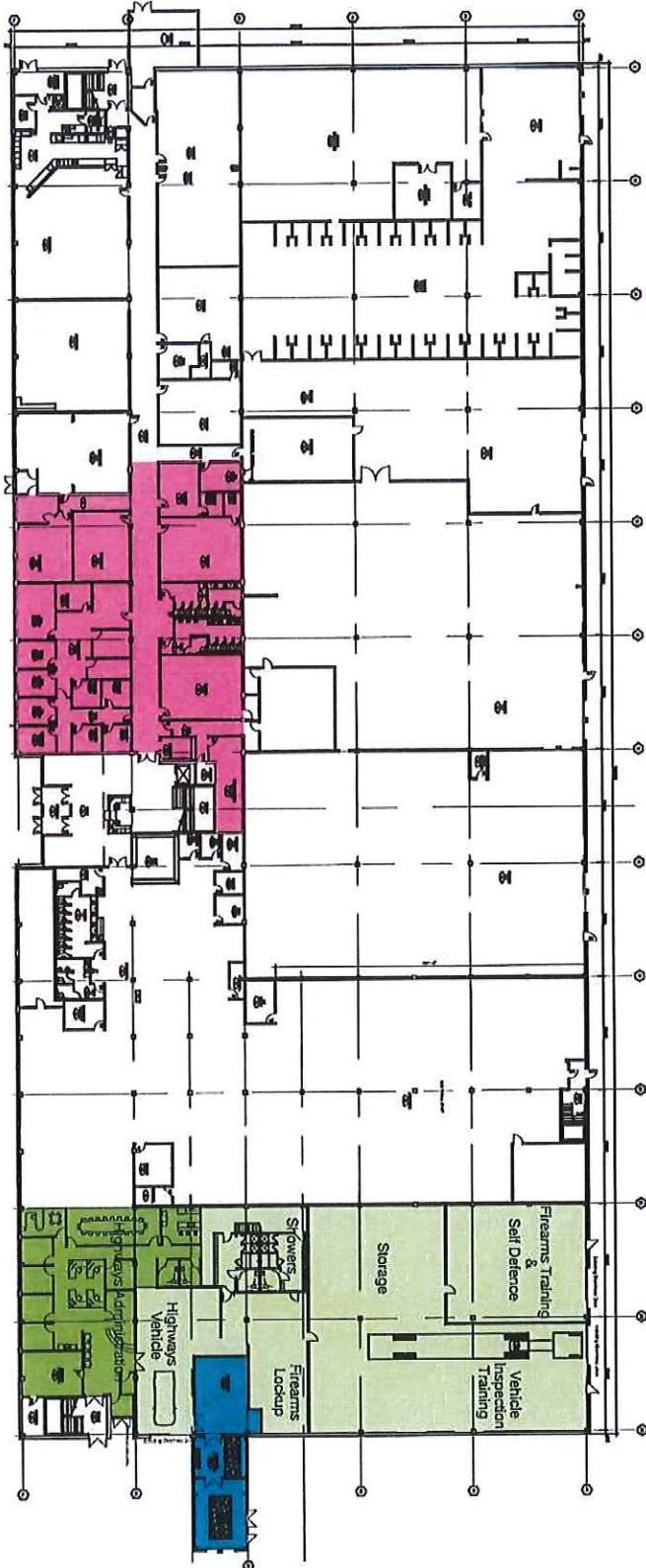
Highways Vehicle Compound: 2,610 s.m. (28,100 s.f.)

1 SITE PLAN

Total Parking stalls 631

Proposal for:
Ministry of Central Services

221 Winnipeg St. N, Regina, SK.
Site Plan

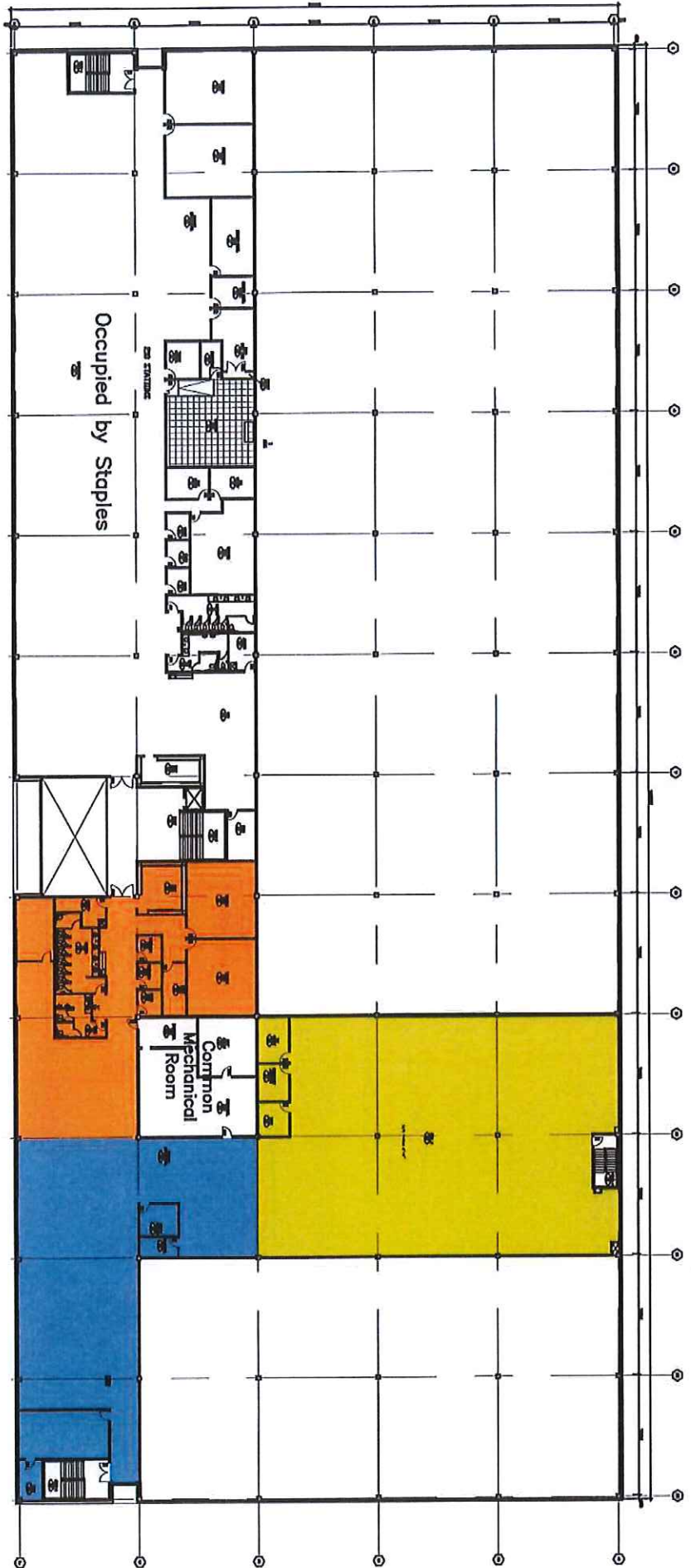


Legend




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Ministry of Central Services (Park Street)

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Legend

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Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan

Richel Nixon

From: Kayla Kurcin
Sent: May-31-18 2:15 PM
To: Fred Searle
Subject: FW: INFO: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)
Attachments: 20180508154657072.pdf; Ministry - Site Plan - 221 Winnipeg Street Regina (May9-18).pdf; Ministry - Main Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; Ministry - Second Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf

Hi Fred,

I am just following up with the below email. Do we know when this meeting will be scheduled?

Thank you.

From: Louise Folk
Sent: Friday, May 18, 2018 4:20 PM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Diana Hawryluk <DHAWRYLU@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>
Subject: INFO: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

Hi Fred,

Thanks for the update on the file and outlining the next steps. It is very much appreciated.

16(1)(a)(b)

Thanks,


Louise

From: Fred Searle
Sent: May-17-18 12:52 PM
To: Louise Folk <LFOLK@regina.ca>
Subject: FW: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

Hello Louise,

16(1)(b)(c)

16(1)(b)(c)



Please let me know if you have any questions.

Fred.

From: John Pearson [<mailto:JPearson@Shindico.com>]
Sent: Thursday, May 10, 2018 2:50 PM
To: Fred Searle <FSEARLE@regina.ca>; Ben Mario <BMARIO@regina.ca>
Cc: mike.hogan@cwregina.com
Subject: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

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JPearson@Shindico.com

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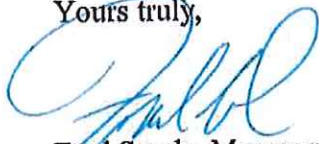
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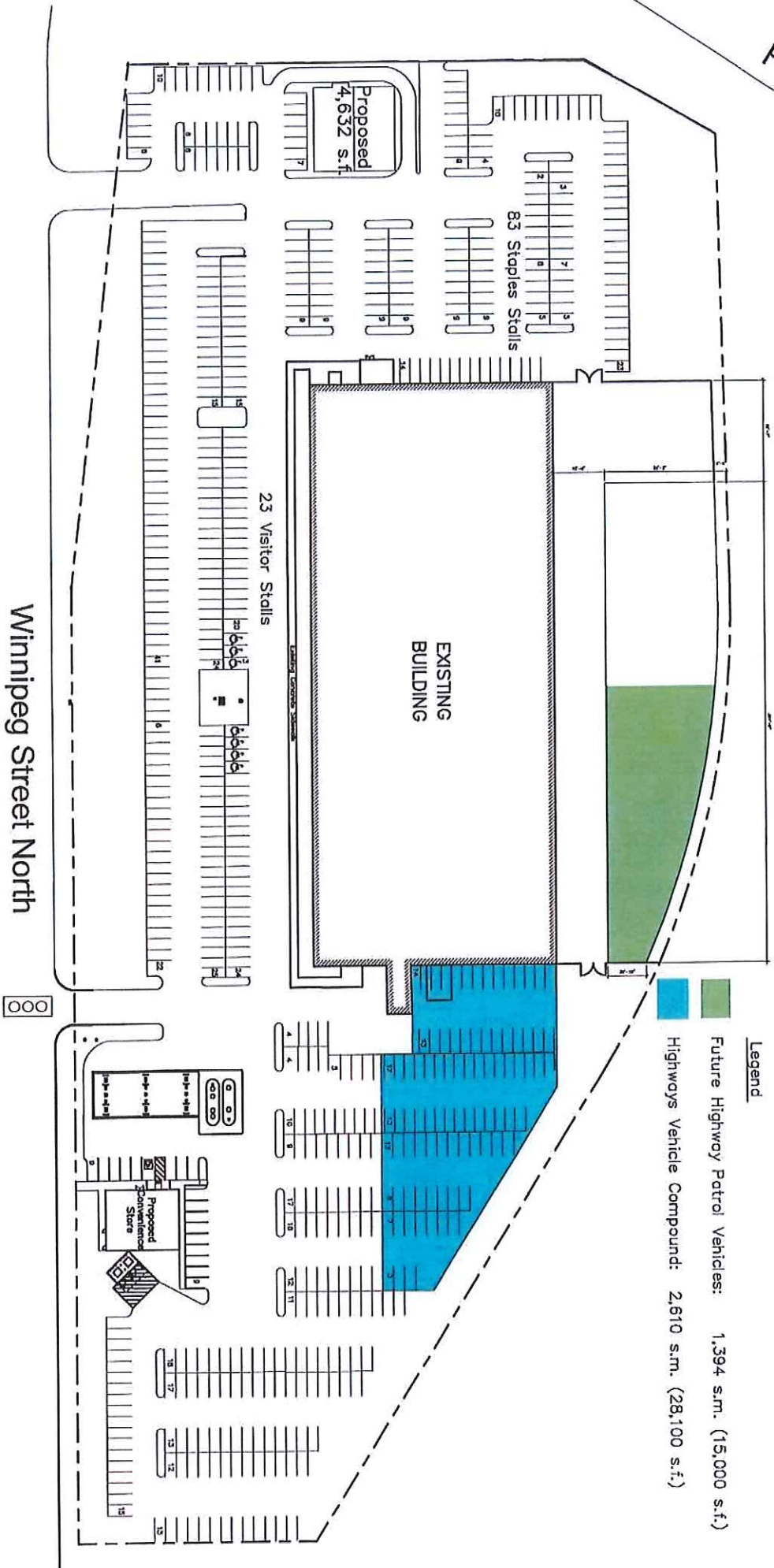
Should you have any questions or wish to discuss, please contact Ben Mario at 306-777-7582 or email bmario@regina.ca.

Yours truly,



Fred Searle, Manager
Current Planning Branch

Ring Road



Legend

Future Highway Patrol Vehicles: 1,394 s.m. (15,000 s.f.)

Highways Vehicle Compound: 2,610 s.m. (28,100 s.f.)

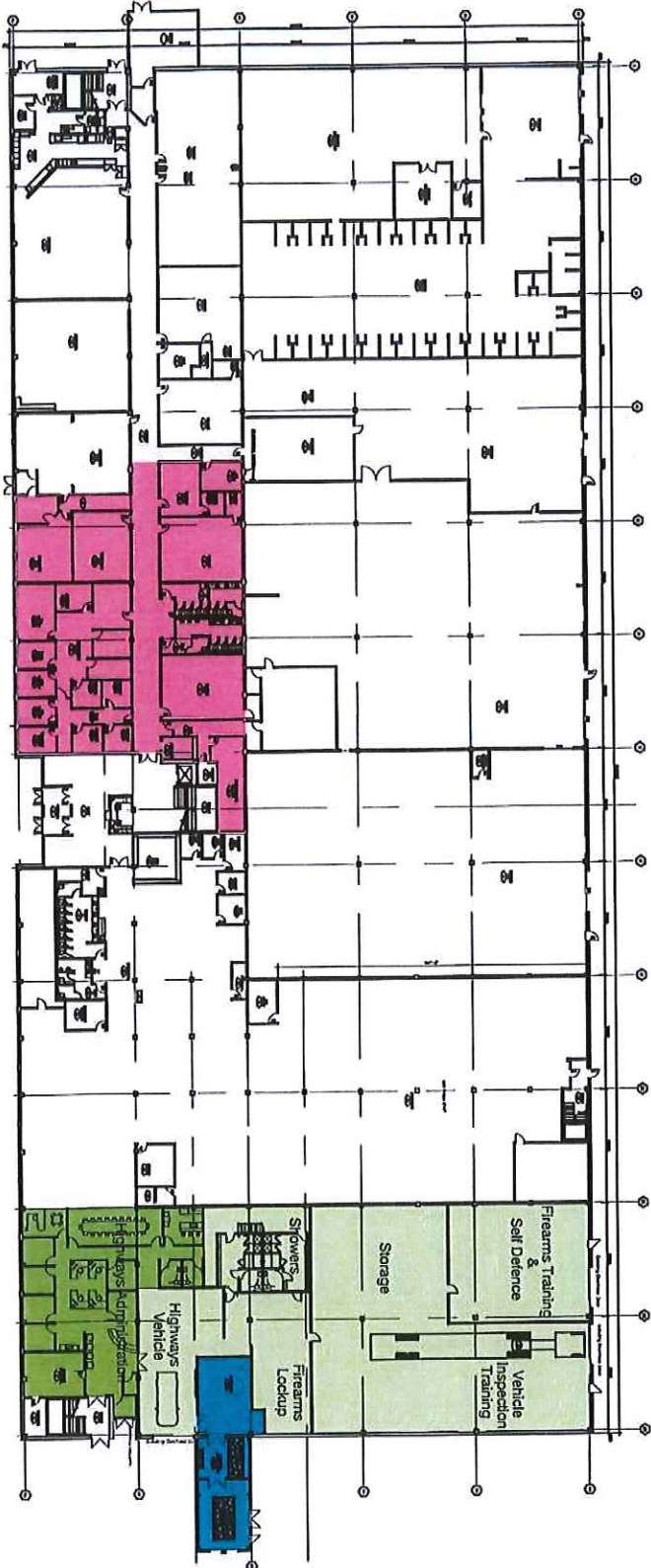
Total Parking stalls 631



Winnipeg Street North

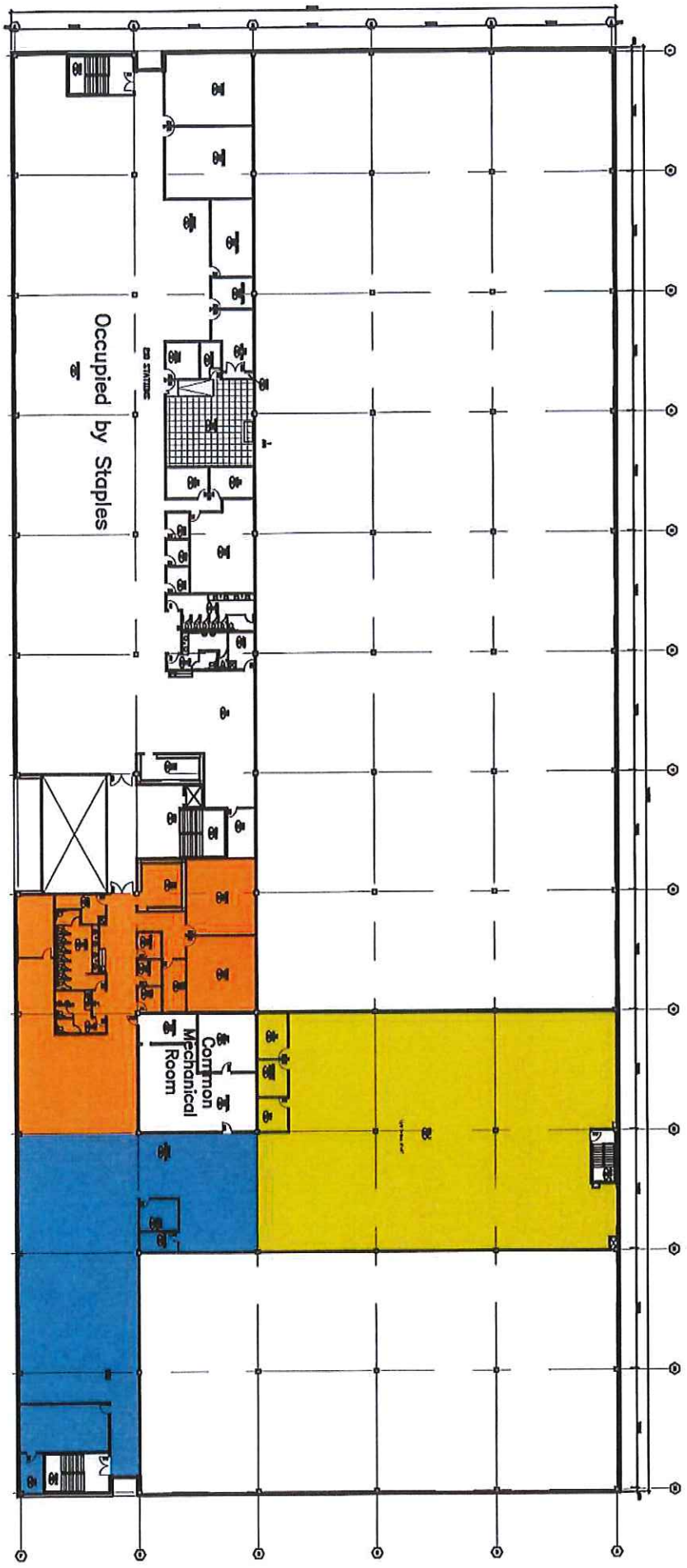
Proposal for:
Ministry of Central Services

221 Winnipeg St. N, Regina, SK.
Site Plan






Ministry of Central Services (Park Street)

221 Winnipeg St. N, Regina, SK.
Main Floor Plan

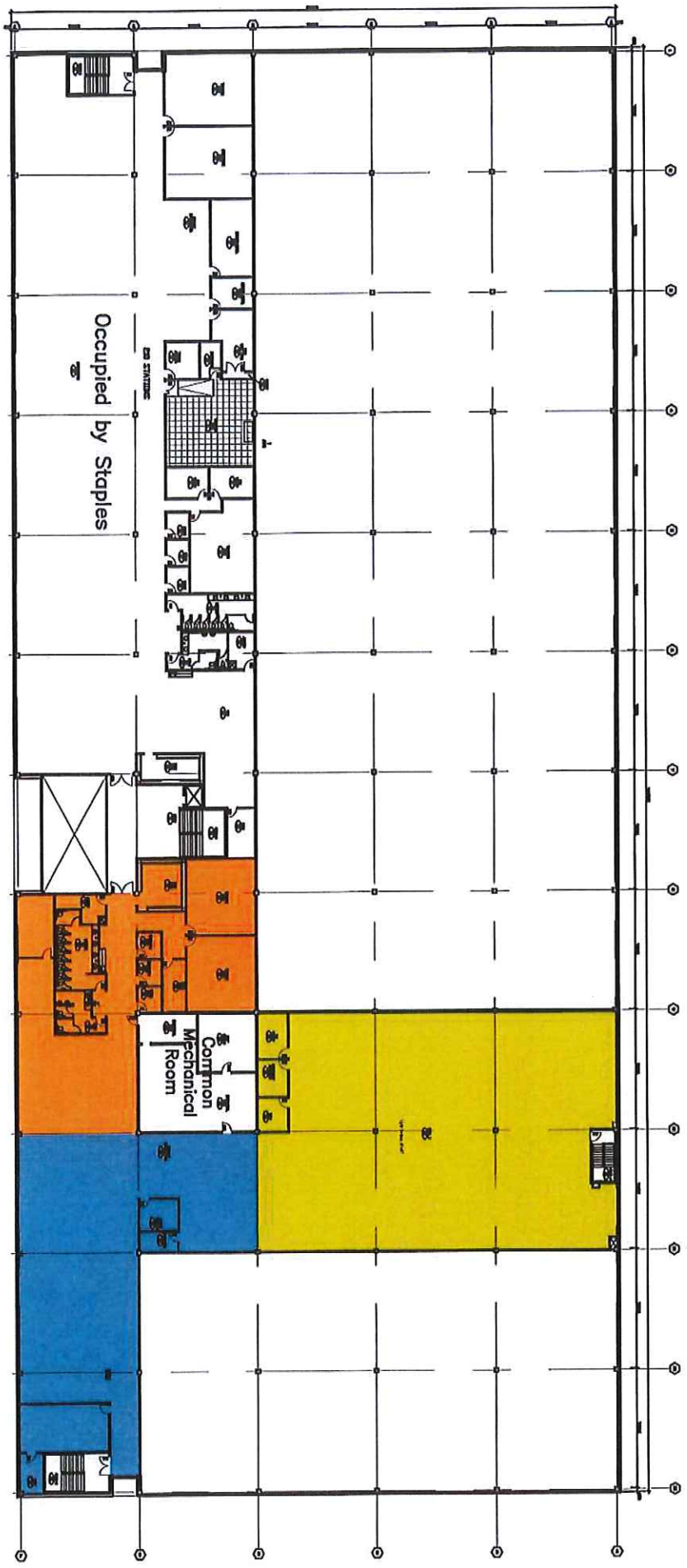


Legend

-  Highway Hotline: 847 s.m. (9,118 s.f.)
-  Highways Call Centre: 472 s.m. (5,028 s.f.)
-  Highways Design & Emergency Planning Support Team 549 s.m. (5,909 s.f.)

Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan



- Legend
- Highway Hotline: 847 s.m. (9,118 s.f.)
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Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan

Richel Nixon

From: Ben Mario
Sent: June-06-18 3:23 PM
To: Richel Nixon
Cc: Fred Searle
Subject: Staples Call Center Building meeting materials
Attachments: Memo to Current Planning_221 Winnipeg St N.DOCX; Ministry - Site Plan - 221 Winnipeg Street Regina (May9-18).pdf; Ministry - Main Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; Ministry - Second Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; 20180508154657072.pdf; Shindico - Description of User Groups Feb 2018 v2.pdf

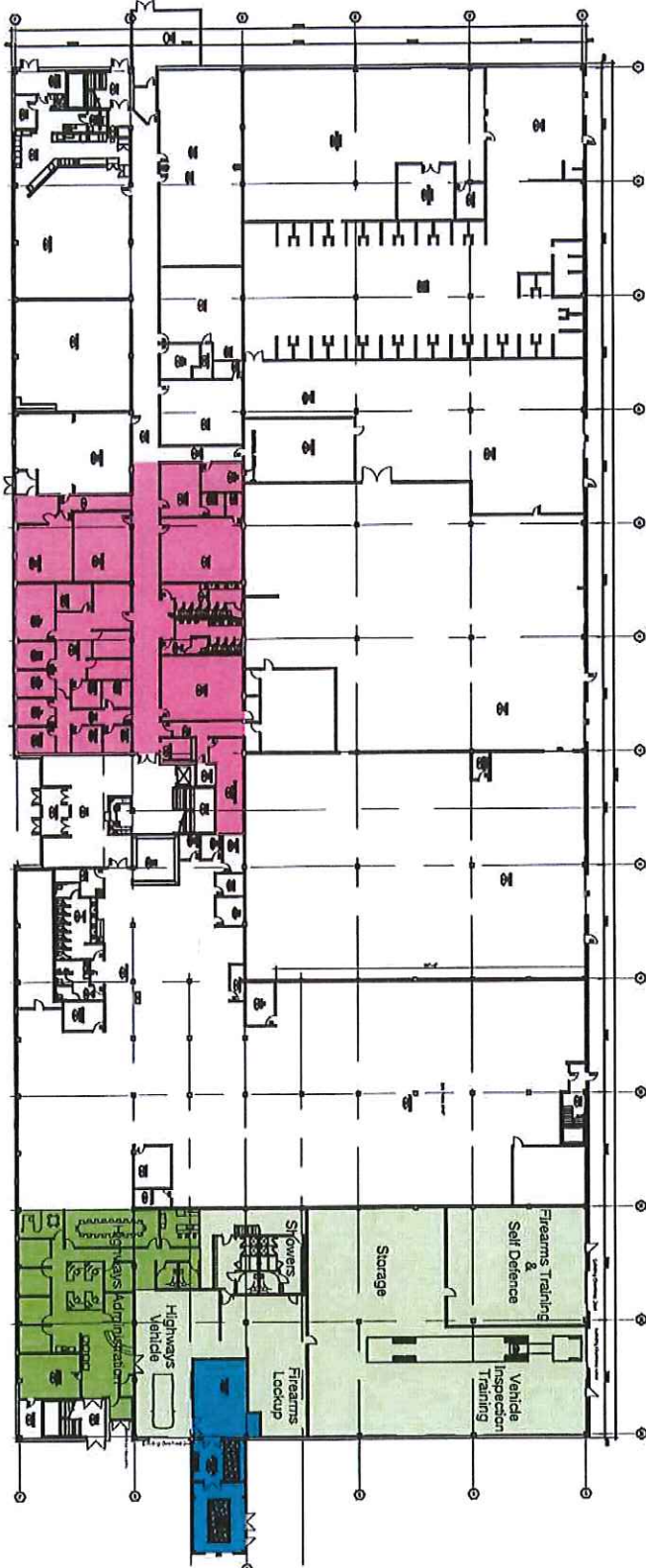
Hi Richel,

Fred had asked me to send this information to you to send on to others in the meeting on Friday. An agenda will be forthcoming from Fred.

Ben Mario, MCIP, RPP
Senior City Planner
Current Planning Branch
Development Services Department

P: 306.777-7582
E: bmario@regina.ca





Legend

- Highways Hotline Engineers & Field Staff Support Team: 728 s.m. (7,832 s.f.)
- Highways Diesel Generator & UPS: 119 s.m. (1,281 s.f.)
- Future Highways Commercial Vehicle Enforcement: 1,349 s.m. (14,519 s.f.)
- Adm'n. & Training: 307 s.m. (3,299 s.f.)
- Firearms Training & Storage: 1,042 s.m. (11,220 s.f.)

Ministry of Central Services (Park Street)

221 Winnipeg St. N, Regina, SK.
Main Floor Plan



City of Regina

May 8, 2018

Mike Hogan

mike.hogan@cwregina.com

John Pearson

JPearson@Shindico.com

Dear Sirs:

Re: Reuse of Building at 221 N Winnipeg Street

This is to follow up from our meeting on April 24, 2018 and our tour of the building/site on May 1, 2018.

As noted previously we wish to confirm the current legal status of the property as it relates to current regulation.

- The subject property is zoned IB- Medium Industrial Zone, in which Office General, or Office Industry is not a permitted use.
- The most recent tenancy of the building was Staples Call Centre, which the City classified as a Retail Use. When the Saskatchewan Institute of Applied Science Technology (SIAST) existing in the building it was considered a Vocational School under the Zoning Bylaw. Therefore, the space within the building cannot be considered to be legally non-conforming use (i.e. "grandfathered"), in that the building was never approved for use as Office.
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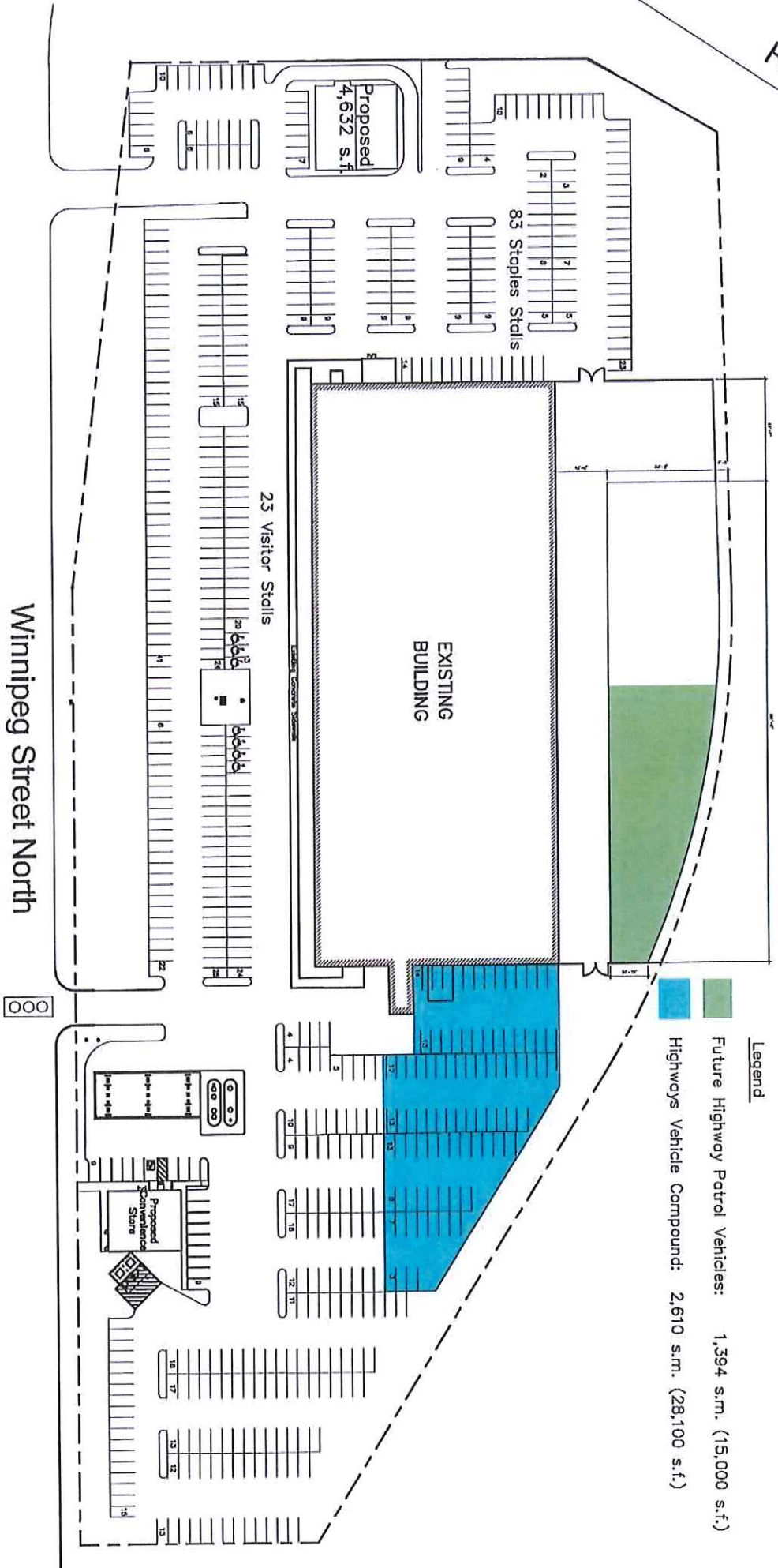
Should you have any questions or wish to discuss, please contact Ben Mario at 306-777-7582 or email bmario@regina.ca.

Yours truly,



Fred Searle, Manager
Current Planning Branch

Ring Road



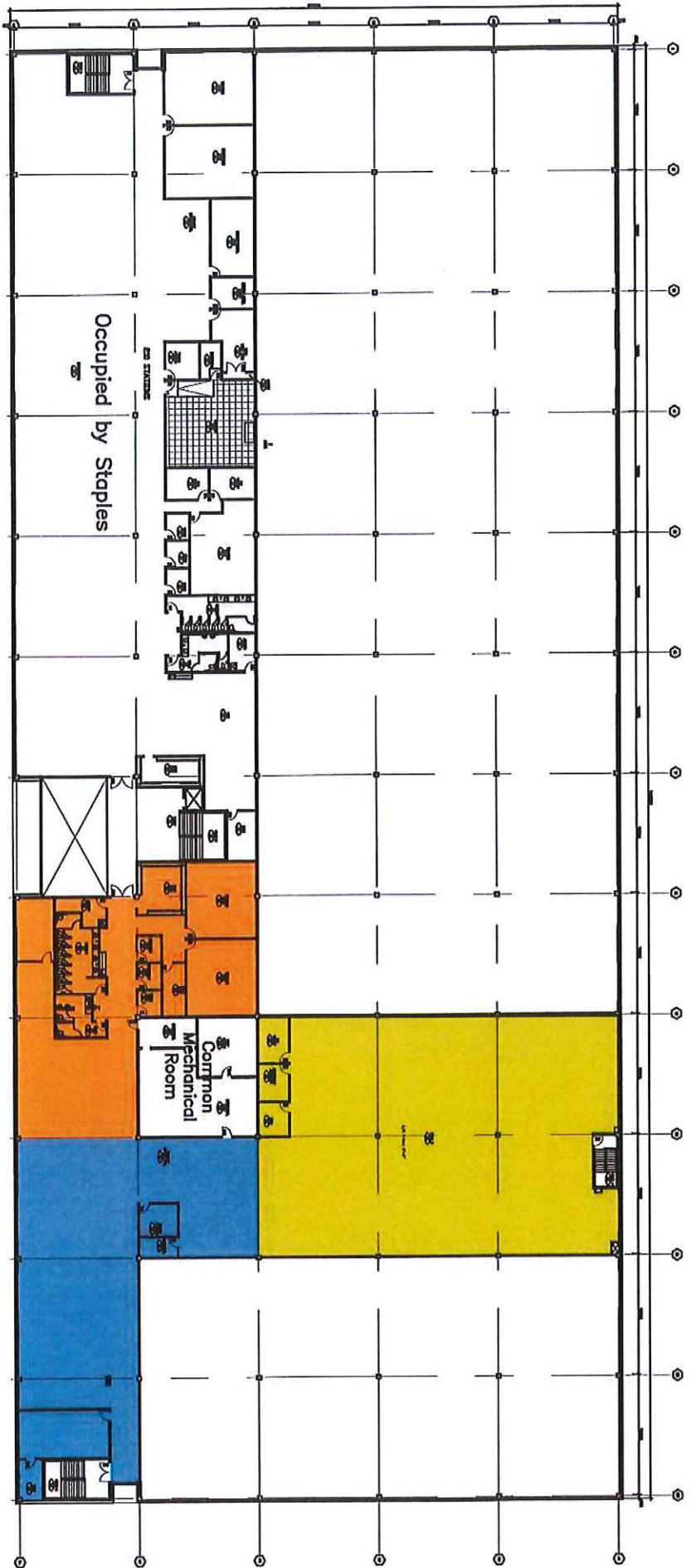
Winnipeg Street North

1 SITE PLAN

Total Parking stalls 631

Proposal for:
Ministry of Central Services

221 Winnipeg St. N, Regina, SK.
Site Plan



- Legend
- Highway Hotline: 847 s.m. (9,118 s.f.)
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Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan



Government
— of —
Saskatchewan

Ministry of Central Services
Property Management Division
1920 Rose Street
REGINA SK S4P 0A9
Phone: 306-787-3462

February 12, 2018

John Pearson
3346286 Manitoba Limited
c/o Shindico Realty Inc.
200 – 1355 Taylor Avenue
WINNIPEG MB R3M 3Y9

Dear Mr. Pearson:

**RE: Description of User Groups
221 Winnipeg Street North, Regina, Saskatchewan**

As per your request, I have included below an outline description of the user groups that the Ministry intends to move into the 221 Winnipeg Street North location. Please note that this list is subject to change as we work towards securing additional groups and finalizing the agreement. The purpose of the outline is to help you facilitate zoning approvals with the City of Regina based on our user groups which will occupy a substantial portion of the 221 Winnipeg Street North building. The building is able to accommodate a wide variety of requirements some of which are listed below.

Committed User Group Descriptions include:

- Commercial Vehicle Enforcement – *This group patrol commercial vehicles on highways throughout southern Saskatchewan. They require secured warehouse storage for vehicles and firearms, as well as an enclosed compound space for their patrol vehicles.*
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John Pearson
February 12, 2018

- Operations – *This group consists of engineers and field staff that are in and out of the office frequently travelling to various Highways locations. Proximity to the Ring Road is a necessary feature.*
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If you require additional information or clarification on any of the above, please feel free to contact myself at (306) 787-3462 or vicki.buchanan@gov.sk.ca.

Yours truly,



Vicki Buchanan
Realty Manager

Richel Nixon

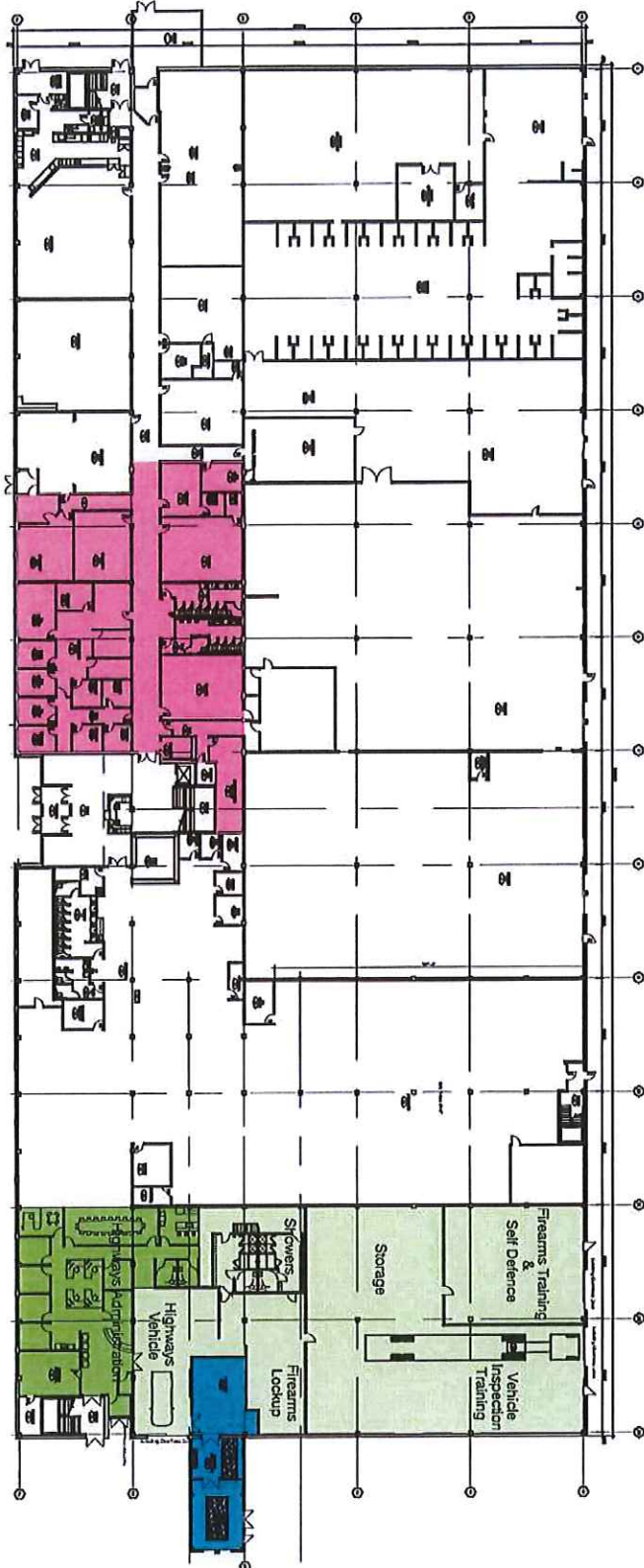
From: Richel Nixon
Sent: June-07-18 9:33 AM
To: Fred Searle; Shauna Bzdel; Shanie Leugner; Diana Hawryluk
Subject: Department of Highways Proposal – Former Staples Call Centre Building - 221 Winnipeg Street North.
Attachments: Memo to Current Planning_221 Winnipeg St N.DOCX; Ministry - Site Plan - 221 Winnipeg Street Regina (May9-18).pdf; Ministry - Main Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; Ministry - Second Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; 20180508154657072.pdf; Shindico - Description of User Groups Feb 2018 v2.pdf; June 8.docx; 20180605_082012.pdf

Please see the attached information and agenda for tomorrow's meeting.

Thank you,

Richel Nixon
Administrative Secretary
Development Services
C: 306-777-7467
E: rnixon@regina.ca





- Legend**
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Ministry of Central Services (Park Street)

221 Winnipeg St. N, Regina, SK.
Main Floor Plan



May 8, 2018

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mike.hogan@cwregina.com

John Pearson
JPearson@Shindico.com

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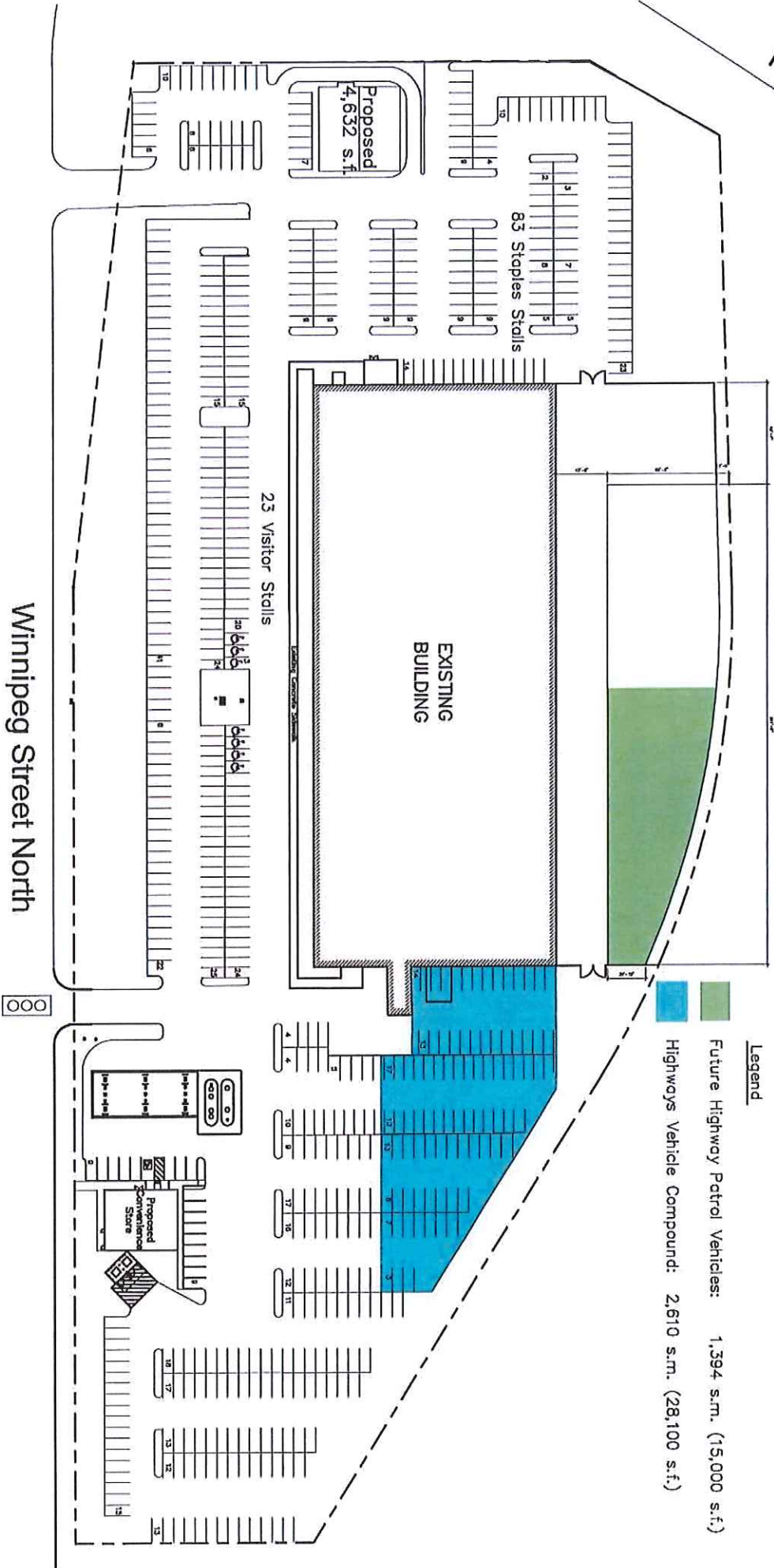
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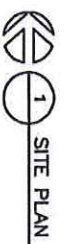
Fred Searle, Manager
Current Planning Branch

Ring Road



Legend

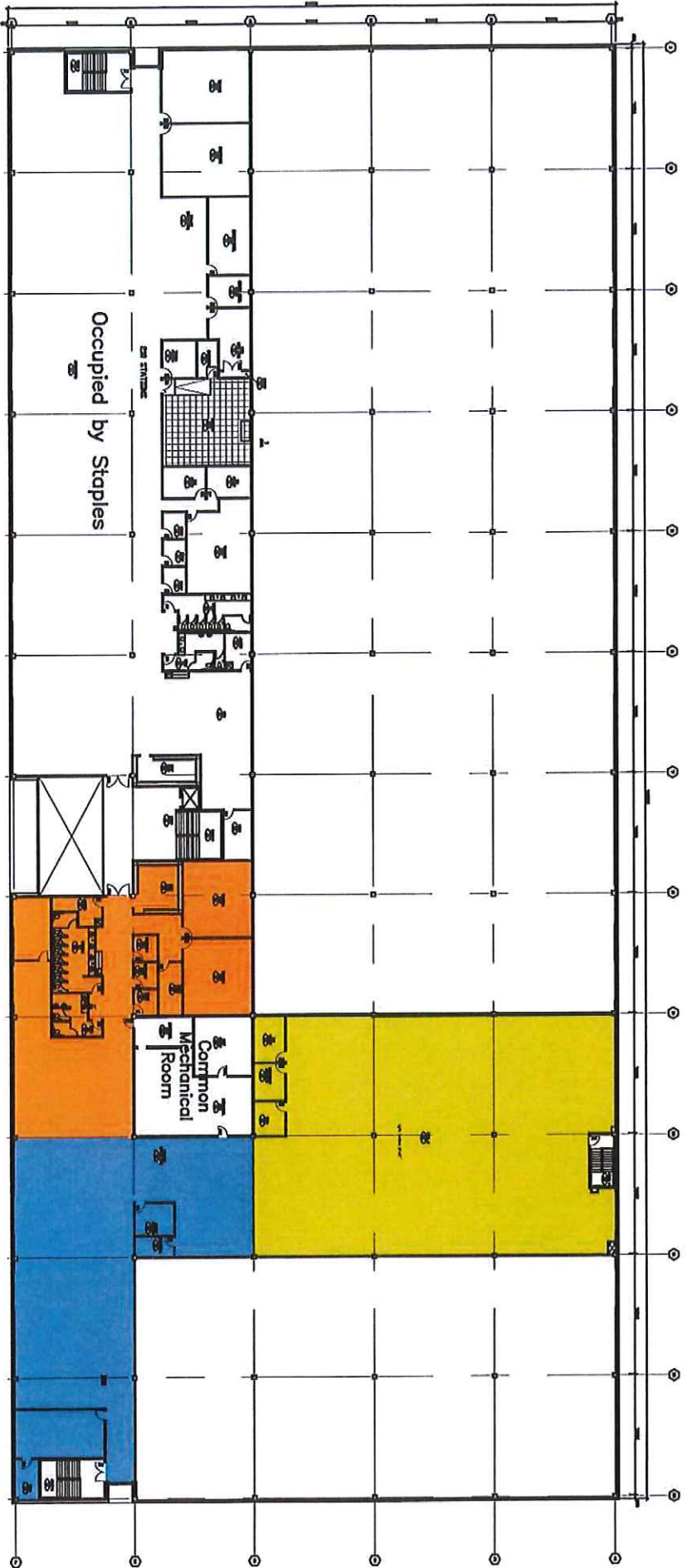
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Proposal for:
Ministry of Central Services

221 Winnipeg St. N, Regina, SK.
Site Plan



- Legend**
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Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan



Government
— of —
Saskatchewan

Ministry of Central Services
Property Management Division
1920 Rose Street
REGINA SK S4P 0A9
Phone: 306-787-3462

February 12, 2018

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3346286 Manitoba Limited
c/o Shindico Realty Inc.
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John Pearson
February 12, 2018

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Vicki Buchanan
Realty Manager