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STAPLES

Business DEPOT

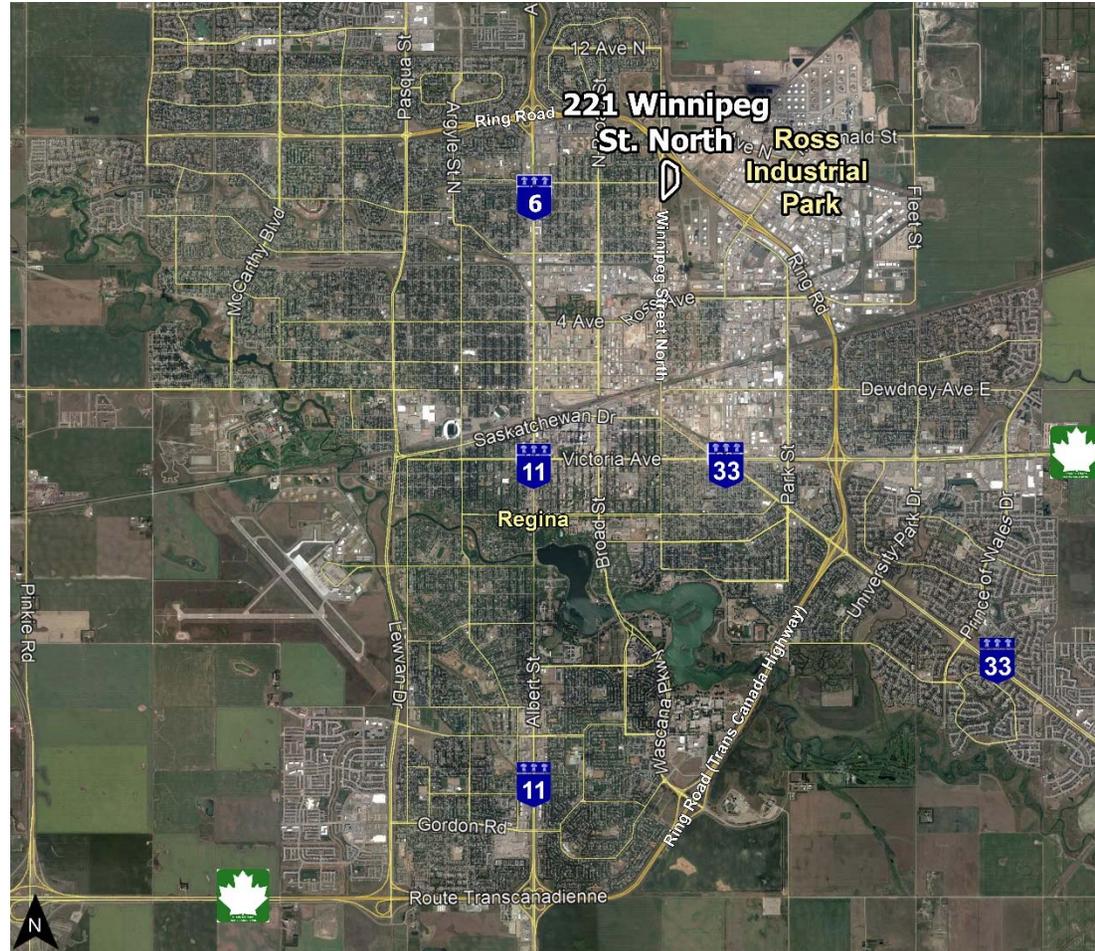
QUILL

CONTACT CENTRE

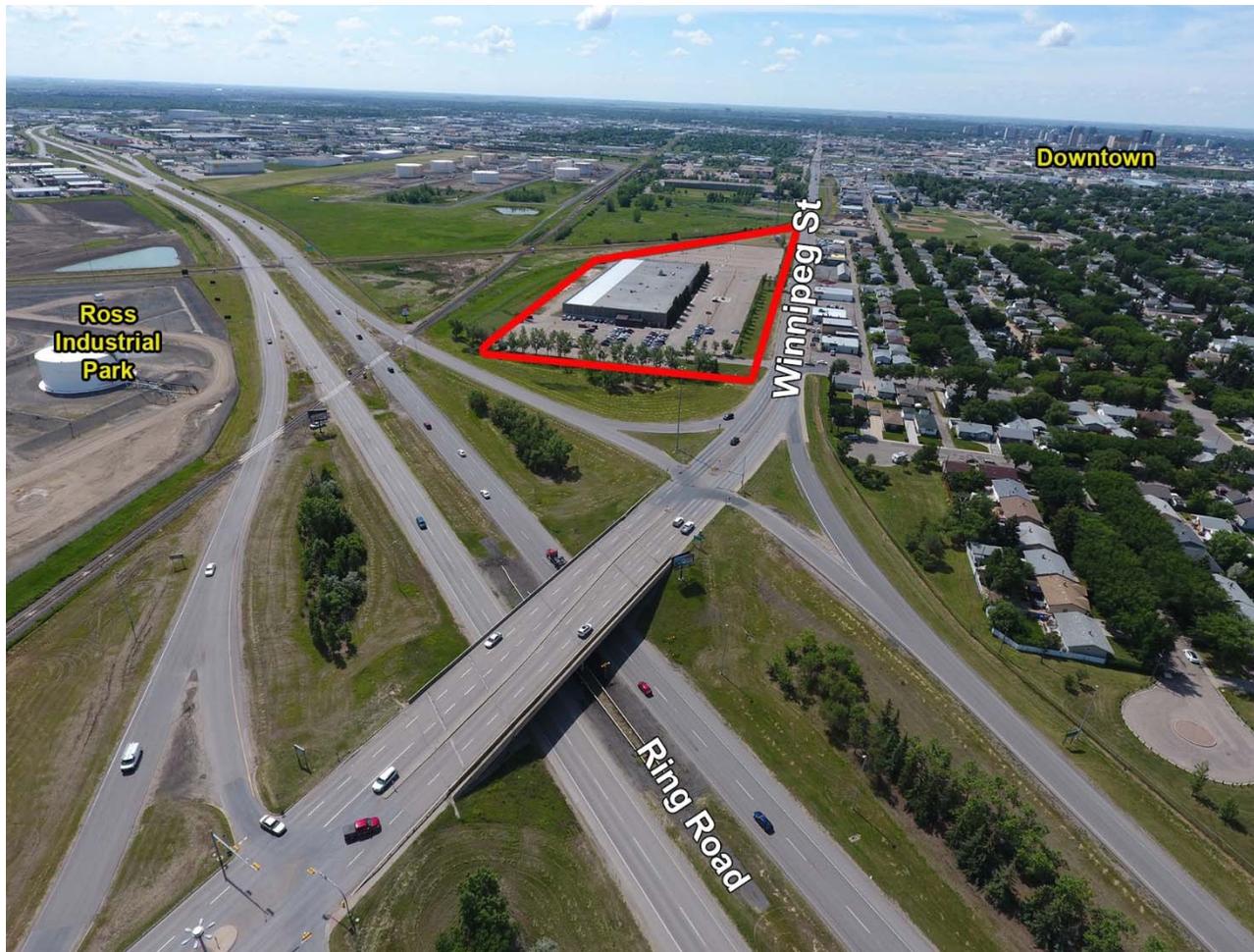
**221 Winnipeg Street North
Regina Saskatchewan**

Presented to: Regina Planning Commission, August 2, 2018

Property Location – Northeast Regina



Strategic Location – Winnipeg St & Ring Rd Interchange



Accommodates prompt Emergency Vehicle Deployment and First Responders to all corners of the City and New Bypass Highway (in less than 7 minutes)

Pre-Existing Building / Parking Development since 1984 and Renovated in 2000



2-Storey Office (Front of Building)



Front Entrance



West Elevation

Extensive Parking Field to Support Office Tenancies (732 Stalls)



South Parking Area

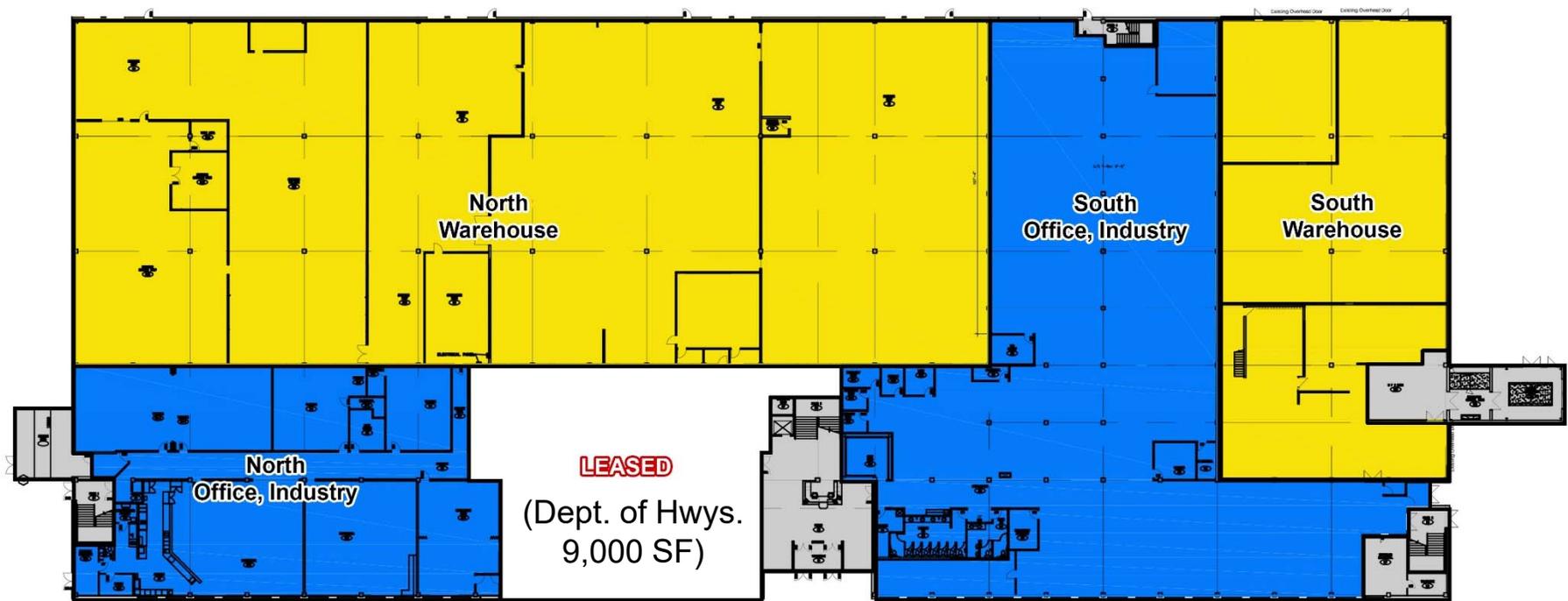


North Parking Area

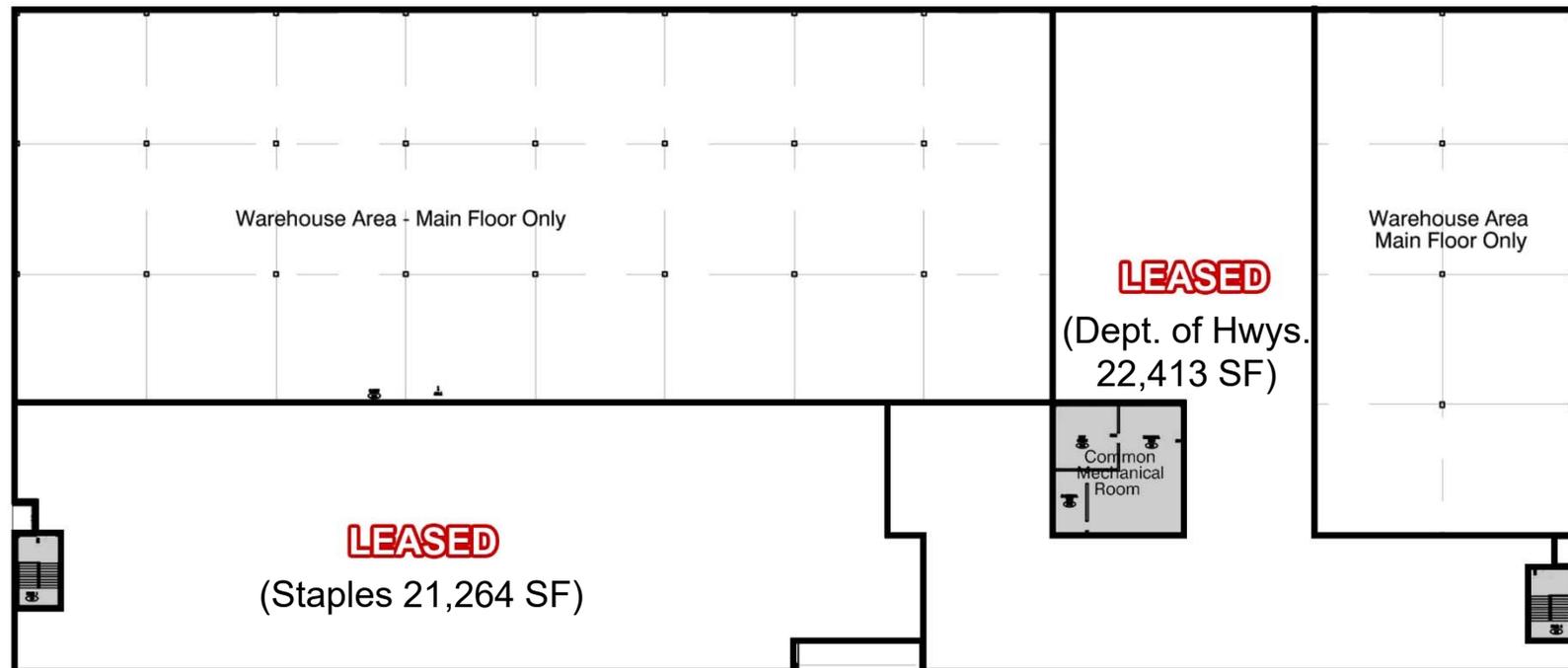
Extensive Secured Compound for Vehicle Storage (58,000^{+/-} SF)



Main Floor Plan – Pre-Existing Office Area since 1984 and Renovated in 2000



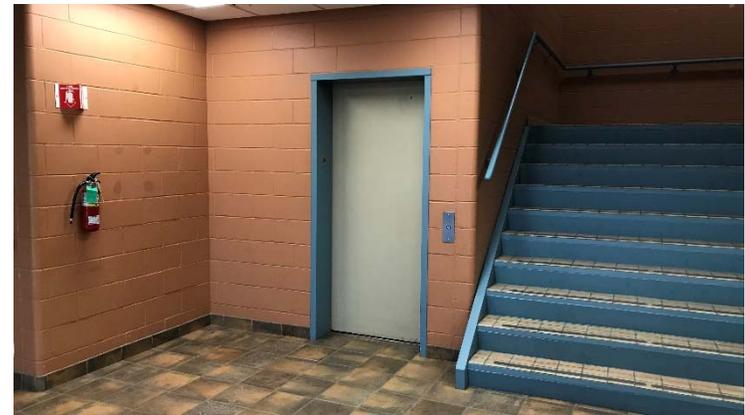
2nd Floor Plan – Pre-Existing Office Area since 1984 and Renovated in 2000



Pre-Existing Office Development (since 1984 and Renovated in 2000)



Main Entry/Vestibule



Elevator/Main Stairwell (from Main Flr.)

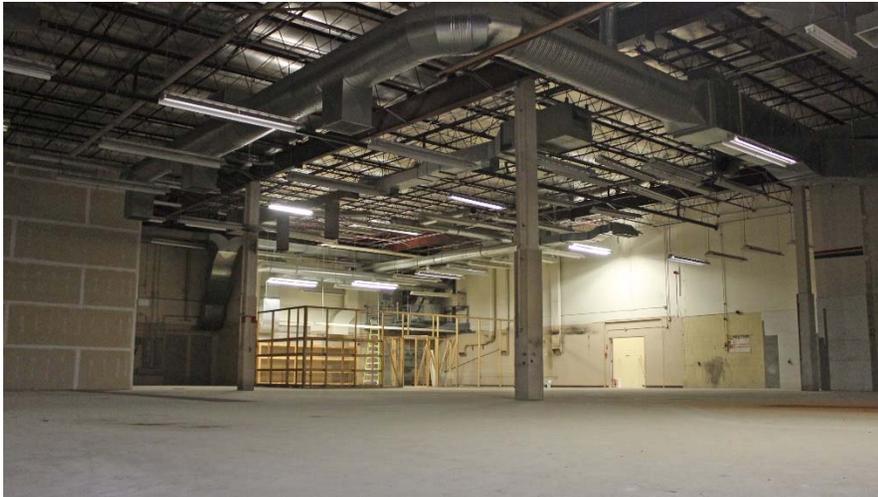


Office (Main Floor)



Office (2nd Floor)

Extensive Warehouse Areas



Backup Power to Operate Building During Power Outages



V16 Diesel Backup Generator



Diesel Backup Generator



Battery Backup – Uninterrupted Power Supply (UPS) 160 batteries



Battery Backup (UPS)

Zoning - Background

- We have owned property since 2000
- Fully leased to Staples from 2000 to 2017
- Staples retracted to 15% of the Building in 2017
- We currently have considerable space to lease within the Building
- Current IB zoning is not conducive to Existing Office Build-Out and Market Demand

Zoning – Current Uses

EXISTING OFFICE AREA

A) Main Floor North Wing – 20,908 SF

Ministry of Central Services – Dept. of Hwys. leased 9,000 SF for the following uses:

- Department of “Highways Hotline”: Call-centre to respond to Highway Hotline calls and update website which requires back-up diesel generator / UPS system; 24/7 in winter.
- Intelligent Transportation System (ITS): Video monitoring of Regina Bypass.
- Operations: Highways Engineers / Field Staff that travel to various Highway locations. Proximity to the Ring Road is essential to maximize efficiencies.
- Design & Innovation: Highways Design & Planning Staff.

Main Floor Office Area Remaining: 11,000 SF to be leased

B) Office Area: Main Floor South Wing – 23,658 SF available for lease

C) 2nd Floor South Wing: 22,413 SF – Leased to the Ministry of Central Services - Department of Highways Division – as referenced above.

D) 2nd Floor North Wing – 21,264 SF – Leased to Staples Call Centre since 2000

Zoning – Current Uses

EXISTING WAREHOUSE / SHOP AREA

- A) North Warehouse / Shop – 37,605 SF available for lease
- B) South Warehouse / Shop – 12,076 SF – Currently under consideration by Department of Highways – Commercial Vehicle Inspection Division.
- Patrol commercial vehicles on highways throughout southern Saskatchewan
 - Require secured warehouse storage of vehicles, firearms and self defense training area
 - Secured compound space for their patrol vehicles.

Zoning – Proposed Future Uses

- Office, Industry
- Emergency Services
- Laboratory Space
- Office
- Warehouse (Refrigeration, Emergency Vehicle, Storage)
- Secured Compound Storage for Vehicle Fleets

Conclusion

- Property Purchased December 1, 2000 - 100% Leased to Staples Call Centre 2000 to 2017.
- Staples Call Centre retracted to 15% of Building in 2017.

Requesting Rezoning from IB to IA:

- Most appropriate Zoning for our Pre-existing Tenants and Proposed Tenants.
- IA permits Office and Office, Industry Uses.
- The Property currently has a Variety of Characteristics that meet Market Demand.
- Strategic Location with unencumbered access / egress within Regina and to Provincial Hwys.
- Large 13 acre site which accommodates Ample Parking and Secured Compound.

Requesting Exemption from Office Policy in Design Regina: Official Community Plan (OCP):

- Building constructed in 1984 for Saskatchewan Institute of Applied Arts and Science (SIAST), **prior to implementation of the Office Policy adoption December 16, 2013.**
- 221 Winnipeg Street North Building has had the **same 84,780 of office development since 1984** and renovated in 2000.