

## Ben Mario

---

**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** Tuesday, May 22, 2018 1:58 PM  
**To:** Ben Mario; Fred Searle  
**Cc:** mike.hogan@cwregina.com; Kelly Smith  
**Subject:** RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Much appreciated

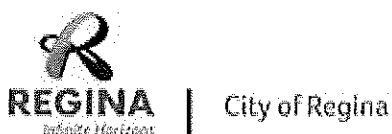
---

**From:** Ben Mario <BMARIO@regina.ca>  
**Sent:** Tuesday, May 22, 2018 2:39 PM  
**To:** John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** mike.hogan@cwregina.com; Kelly Smith <KSmith@Shindico.com>  
**Subject:** RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Thanks John. We will provide an update this week as soon as possible.

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

P: 306.777-7582  
 E: [bmario@regina.ca](mailto:bmario@regina.ca)




---

**From:** John Pearson [<mailto:JPearson@Shindico.com>]  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** [mike.hogan@cwregina.com](mailto: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](mailto: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.

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**Ben Mario**

---

**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** Thursday, May 10, 2018 3:16 PM  
**To:** Ben Mario  
**Cc:** mike.hogan@cwregina.com; Fred Searle  
**Subject:** RE: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

Ben -- available NOW?

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

**From:** Fred Searle <FSEARLE@regina.ca>  
**Sent:** Thursday, May 10, 2018 3:54 PM  
**To:** John Pearson <JPearson@Shindico.com>  
**Cc:** Ben Mario <BMARIO@regina.ca>; mike.hogan@cwregina.com  
**Subject:** Re: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

John - I am in meetings today until 415. I will ask Ben to contact you in the meantime and we can follow up later today by phone as required

Fred

Sent from my iPhone

> On May 10, 2018, at 2:49 PM, John Pearson <JPearson@Shindico.com> wrote:

>

> 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.

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> 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.

> <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>

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## Ben Mario

---

**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** Thursday, May 10, 2018 12:46 PM  
**To:** Ben Mario; Fred Searle  
**Cc:** mike.hogan@cwregina.com  
**Subject:** RE: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Ben / Fred, we contacted the City and are awaiting their call back to pay the fee by credit card.

---

**From:** Ben Mario <BMARIO@regina.ca>  
**Sent:** May-09-18 5:17 PM  
**To:** John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** mike.hogan@cwregina.com  
**Subject:** RE: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Thanks John. We will get this in process. How would you prefer payment. We can accept a check payable to the City of Regina, or you can pay with a credit card over the telephone? The fee will be \$5000.

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

P: 306.777-7582  
 E: [bmario@regina.ca](mailto:bmario@regina.ca)




---

**From:** John Pearson [<mailto:JPearson@Shindico.com>]  
**Sent:** Wednesday, May 09, 2018 1:53 PM  
**To:** Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** [mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)  
**Subject:** Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Ben / Fred, further to our recent discussions, attached is the Zoning Bylaw Amendment Application regarding the property at 221 Winnipeg Street North to amend the Zoning from IB to IA.

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

**From:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>  
**Sent:** May-08-18 4:58 PM  
**To:** Mike Hogan <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>; John Pearson <[JPearson@Shindico.com](mailto:JPearson@Shindico.com)>  
**Cc:** Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Subject:** 120N Winnipeg - City Letter

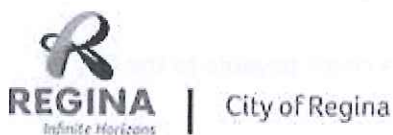
Hi Mike and John,

Please see our note attached.

Thanks,  
Ben

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

P: 306.777-7582  
E: [bmario@regina.ca](mailto:bmario@regina.ca)



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**Richel Nixon**

---

**From:** Fred Searle  
**Sent:** May-10-18 8:44 AM  
**To:** Ben Mario  
**Subject:** Fwd: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application - updated Title Registry  
**Attachments:** image001.png; ATT00001.htm; 20180508154657072.pdf; ATT00002.htm; doc02816120180509144337.pdf; ATT00003.htm; title# 104227602.pdf; ATT00004.htm

16(1)(a)(b)

Fred

Sent from my iPhone

Begin forwarded message:

**From:** "John Pearson" <[JPearson@Shindico.com](mailto:JPearson@Shindico.com)>  
**To:** "Ben Mario" <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>, "Fred Searle" <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Cc:** "[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)" <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>  
**Subject:** FW: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application - updated Title Registry

Attached is the updated Land Titles Registry.

---

**From:** John Pearson  
**Sent:** May-09-18 2:53 PM  
**To:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>; Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Cc:** [mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)  
**Subject:** Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Ben / Fred, further to our recent discussions, attached is the Zoning Bylaw Amendment Application regarding the property at 221 Winnipeg Street North to amend the Zoning from IB to IA.

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

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**From:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>  
**Sent:** May-08-18 4:58 PM  
**To:** Mike Hogan <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>; John Pearson <[JPearson@Shindico.com](mailto:JPearson@Shindico.com)>  
**Cc:** Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Subject:** 120N Winnipeg - City Letter

Hi Mike and John,

Please see our note attached.

Thanks,

Ben

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

P: 306.777-7582

E: [bmario@regina.ca](mailto:bmario@regina.ca)

**Province of Saskatchewan  
Land Titles Registry  
Title**

3(1)(a)







3(1)(a)





City of Regina

Clear Form

Print Form

Do you intend to apply for any City Housing Incentives?  
(check all that apply)

- Tax Incentive  
 Capital Grant

FOR OFFICE USE ONLY

Application #: \_\_\_\_\_

Date Fee Paid: \_\_\_\_\_

Pymt Amount: \_\_\_\_\_

## Zoning Bylaw Amendment Application

### Applicant

Registered Owner                       Representative of Owner                       Option to Buy

Name: John PearsonCompany: 3346286 Manitoba Ltd c/o Shindico RealtyAddress: 200-1355 Taylor AvenueCity: Winnipeg Province: Manitoba Postal Code: R3M 3Y9Phone Number: (204) 928-8229 E-Mail: jpearson@shindico.com

### Present Owner (if different from Applicant)

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone Number: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_

### Subject Property

Address: 221 Winnipeg Street NorthLot(s): see attached Block: \_\_\_\_\_ Plan No: \_\_\_\_\_¼: \_\_\_\_\_ Sec: \_\_\_\_\_ Tp: \_\_\_\_\_ Rg: \_\_\_\_\_ W 2<sup>nd</sup> Meridian: \_\_\_\_\_

Agent/Engineer/Architect/Contractor \_\_\_\_\_

Present Use of Buildings and Property (be specific)

Retail Call Centre

Description of proposed development

(state exactly what you propose to do and hours of operation if applicable)

The building was originally constructed as a technical school (SIAS) with office and warehouse space (predominantly built out as office). When Staples occupied the building as a Retail call centre, it continued to occupy the building as it was constructed with office and warehouse space (predominantly built out as office). Proposed tenants for the future will utilize the existing building generally as constructed with occupants as office / warehouse tenants and also some office tenants as the building is predominantly built out as office.

Section of the Zoning Bylaw (if known) which is proposed to be amended :  Map  Text (if necessary, cite the current provision)

From IB to IA

If text is to be amended, please provide wording to be substituted

Please ensure you have attached

Application Fee  Property titles

Signature of Applicant

John Pearson

Name

May 9, 2018

Date

Signature of Owner (if different from applicant)

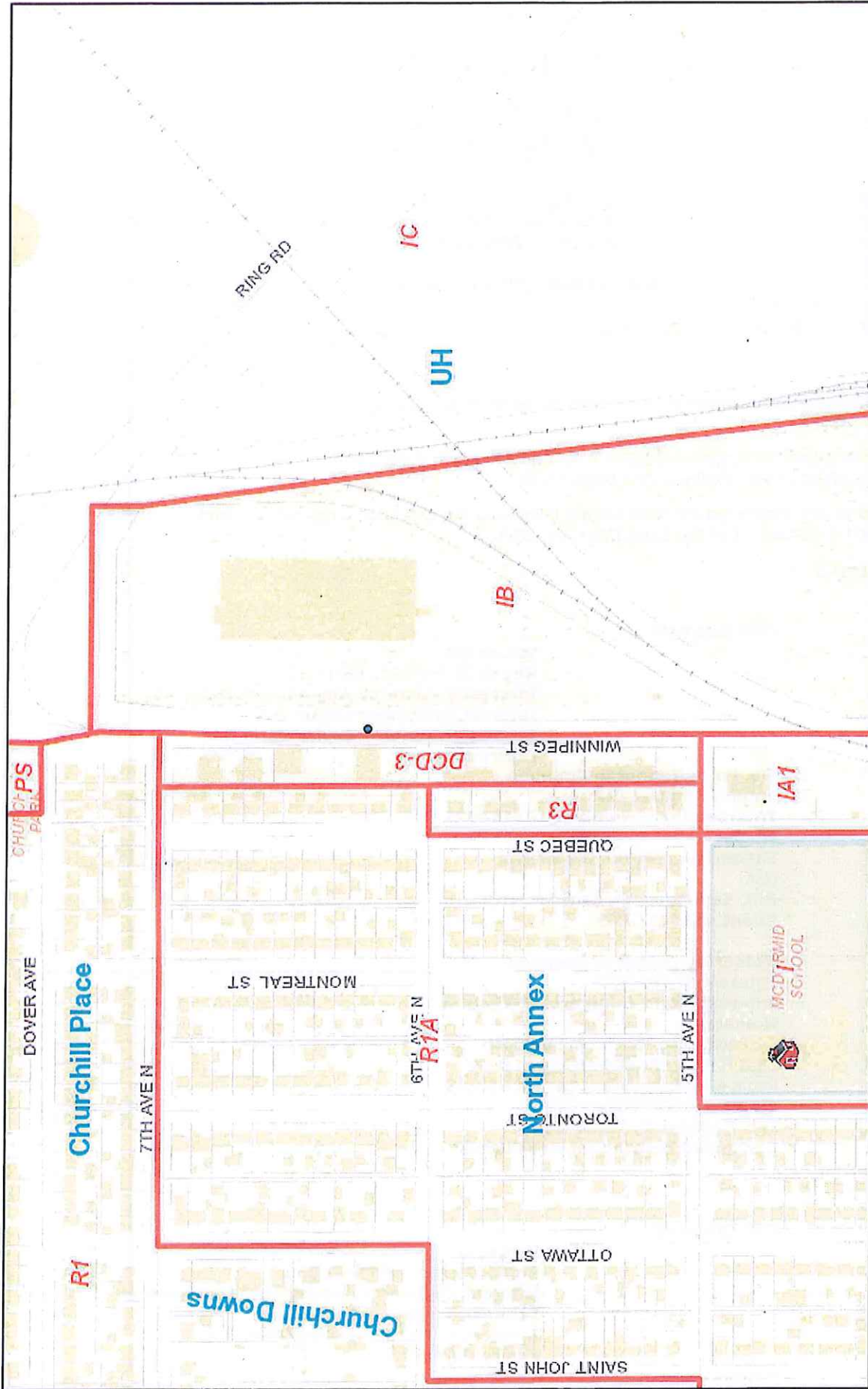
Sandy Shindelman

Name (printed)

May 9, 2018

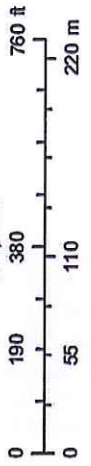
Date

# Zoning Viewer



December 2, 2015

1:4,085



***Province of Saskatchewan  
Land Titles Registry  
Title***

3(1)(a)



3(1)(a)







## **221 Winnipeg Street North, Legal Description**

Block T  
Regina, Saskatchewan  
Plan 84R22521  
Mines and Minerals Excepted

And

Block C  
Regina Saskatchewan  
Plan FA603

Excepting thereout:

(a) 2.09 acres, more or less, taken for Right of Way of the Canadian Pacific Railway as shown on a plan of record in said Land Titles Office as No. FN4468

(b) All those portions shown on plans of record in the said Land Titles Office as No. 66R35050, 74R11057 and 75R23428

**Ben Mario**

---

**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** Wednesday, May 09, 2018 8:03 PM  
**To:** Ben Mario; Fred Searle  
**Cc:** mike.hogan@cwregina.com  
**Subject:** FW: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application - updated Title Registry  
**Attachments:** 20180508154657072.pdf; doc02816120180509144337.pdf; title# 104227602.pdf

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**To:** Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** mike.hogan@cwregina.com  
**Subject:** Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

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**Sent:** May-08-18 4:58 PM  
**To:** Mike Hogan <mike.hogan@cwregina.com>; John Pearson <JPearson@Shindico.com>  
**Cc:** Fred Searle <FSEARLE@regina.ca>  
**Subject:** 120N Winnipeg - City Letter

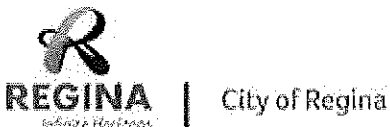
Hi Mike and John,

Please see our note attached.

Thanks,  
 Ben

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

P: 306.777-7582  
 E: [bmario@regina.ca](mailto:bmario@regina.ca)



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**Ben Mario**

---

**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** Wednesday, May 09, 2018 4:19 PM  
**To:** Ben Mario  
**Cc:** Fred Searle; mike.hogan@cwregina.com  
**Subject:** Re: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Is this an administrative process? How long will the process take?

On May 9, 2018, at 5:17 PM, Ben Mario <BMARIO@regina.ca> wrote:

Thanks John. We will get this in process. How would you prefer payment. We can accept a check payable to the City of Regina, or you can pay with a credit card over the telephone? The fee will be \$5000.

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

P: 306.777-7582  
 E: [bmario@regina.ca](mailto:bmario@regina.ca)

<image001.png>

---

**From:** John Pearson [<mailto:JPearson@Shindico.com>]  
**Sent:** Wednesday, May 09, 2018 1:53 PM  
**To:** Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** [mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)  
**Subject:** Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

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**To:** Mike Hogan <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>; John Pearson <JPearson@Shindico.com>  
**Cc:** Fred Searle <FSEARLE@regina.ca>  
**Subject:** 120N Winnipeg - City Letter

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

P: 306.777-7582

E: [bmario@regina.ca](mailto:bmario@regina.ca)

<image001.png>

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May 8, 2018

Mike Hogan  
[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)

John Pearson  
[JPearson@Shindico.com](mailto: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 1000m<sup>2</sup>) 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.

---

City Planning and Development Division  
 Development Services Department  
 Queen Elizabeth II Court | 2476 Victoria Avenue  
 PO Box 1790 | REGINA SK S4P 3C8  
 P: 306-777-7551 | F: 306-777-6823  
[Regina.ca](http://Regina.ca)

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.

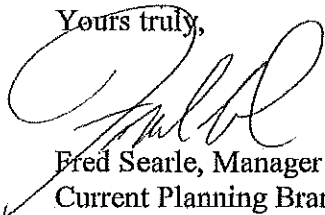
It is our understanding that you and your client are seeking verification that the intended use of the building is compliant with the Zoning Bylaw. In order to provide this verification the recommended next steps are as follows:

- 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 1000m<sup>2</sup> 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](mailto:bmario@regina.ca).

Yours truly,



Fred Searle, Manager  
Current Planning Branch



City of Regina

Clear Form

Print Form

Do you intend to  
apply for any City  
Housing Incentives?  
(check all that apply)

- Tax Incentive  
 Capital Grant

FOR OFFICE USE ONLY

Application #: \_\_\_\_\_

Date Fee Paid: \_\_\_\_\_

Pymt Amount: \_\_\_\_\_

## Zoning Bylaw Amendment Application

### Applicant

Registered Owner                       Representative of Owner                       Option to Buy

Name: John PearsonCompany: 3346286 Manitoba Ltd c/o Shindico RealtyAddress: 200-1355 Taylor AvenueCity: Winnipeg Province: Manitoba Postal Code: R3M 3Y9Phone Number: (204) 928-8229 E-Mail: jpearson@shindico.com

### Present Owner (if different from Applicant)

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone Number: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_

### Subject Property

Address: 221 Winnipeg Street NorthLot(s): see attached Block: \_\_\_\_\_ Plan No: \_\_\_\_\_¼: \_\_\_\_\_ Sec: \_\_\_\_\_ Tp: \_\_\_\_\_ Rg: \_\_\_\_\_ W 2<sup>nd</sup> Meridian: \_\_\_\_\_

Agent/Engineer/Architect/Contractor \_\_\_\_\_



Present Use of Buildings and Property (be specific)

Retail Call Centre

Description of proposed development

(state exactly what you propose to do and hours of operation if applicable)

The building was originally constructed as a technical school (SIAS) with office and warehouse space (predominantly built out as office). When Staples occupied the building as a Retail Call Centre, it continued to occupy the building as it was constructed with office and warehouse space (predominantly built out as office). Proposed tenants for the future will utilize the existing building generally as constructed with occupants as office / warehouse tenants and also some office tenants as the building is predominantly built out as office.

Section of the Zoning Bylaw (if known) which is proposed to be amended :  Map  Text (if necessary, cite the current provision)

From IB to IA

If text is to be amended, please provide wording to be substituted

Please ensure you have attached

Application Fee  Property titles

Signature of Applicant

John Pearson

Name

May 9, 2018

Date

Signature of Owner (if different from applicant)

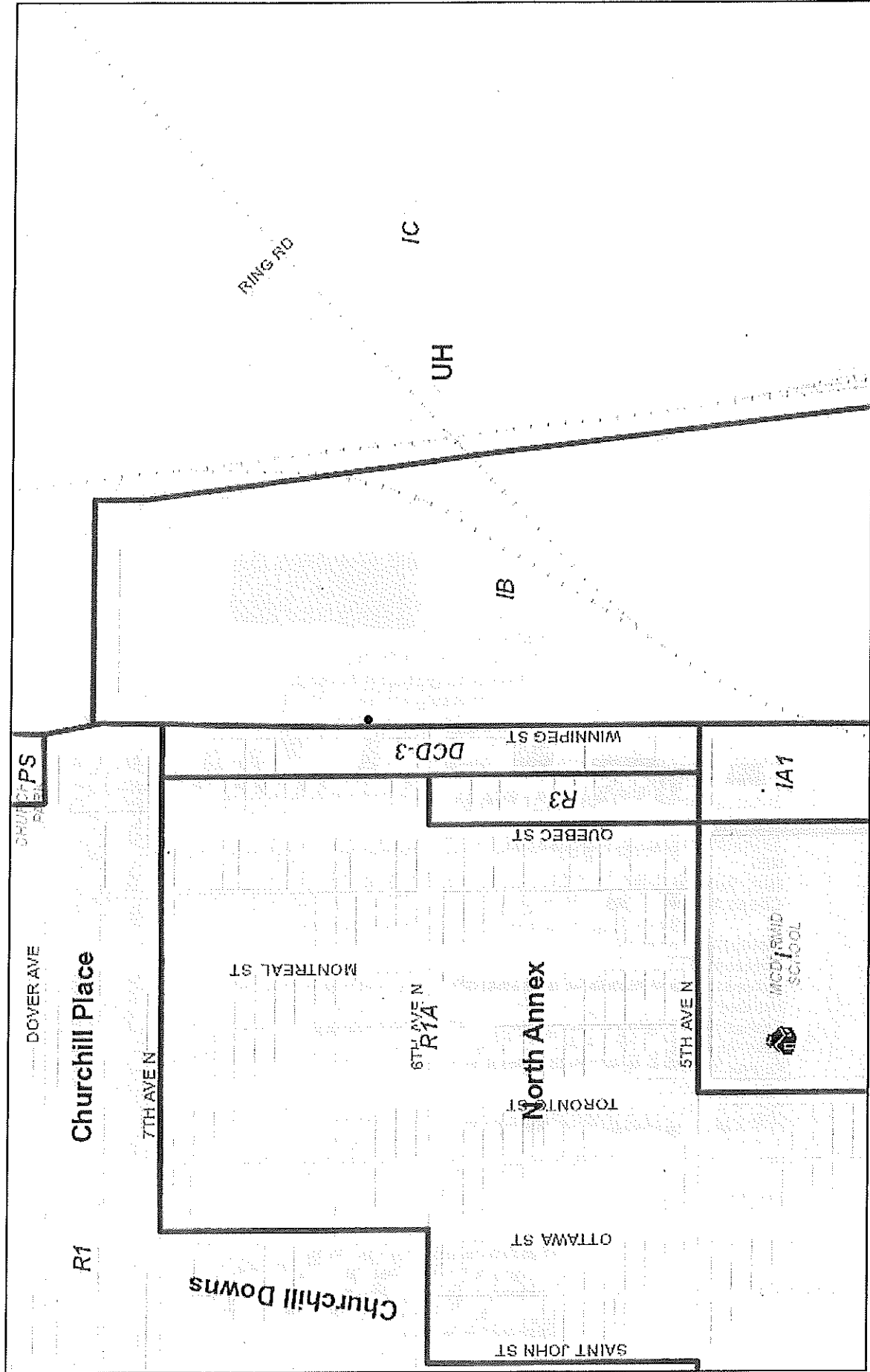
Sandy Shindlerman

Name (printed)

May 9, 2018

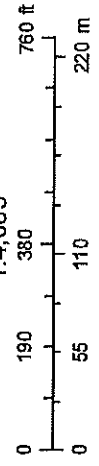
Date

# Zoning Viewer



December 2, 2015

1:4,085



***Province of Saskatchewan  
Land Titles Registry  
Title***

3(1)(a)



3(1)(a)



3(1)(a)



40-11-2014

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## **221 Winnipeg Street North, Legal Description**

Block T  
Regina, Saskatchewan  
Plan 84R22521  
Mines and Minerals Excepted

And

Block C  
Regina Saskatchewan  
Plan FA603

Excepting thereout:

(a) 2.09 acres, more or less, taken for Right of Way of the Canadian Pacific Railway as shown on a plan of record in said Land Titles Office as No. FN4468

(b) All those portions shown on plans of record in the said Land Titles Office as No. 66R35050, 74RI1057 and 75R23428

**Ben Mario**

---

**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** Monday, May 07, 2018 10:09 AM  
**To:** Ben Mario; Fred Searle  
**Cc:** Mike Hogan  
**Subject:** RE: 211 Winnipeg Street North - City of Regina Planning - Letter

Thanks

---

**From:** Ben Mario <BMARIO@regina.ca>  
**Sent:** Monday, May 07, 2018 11:00 AM  
**To:** Mike Hogan <mike.hogan@cwregina.com>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** John Pearson <JPearson@Shindico.com>  
**Subject:** RE: 211 Winipeg Street North - City of Regina Planning - Letter

Hi Mike. It's on my to-do today. I'll be in touch.

Ben

---

**From:** Mike Hogan [mailto:mike.hogan@cwregina.com]  
**Sent:** Monday, May 07, 2018 9:59 AM  
**To:** Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** John Pearson <jpearson@shindico.com>  
**Subject:** 211 Winipeg Street North - City of Regina Planning - Letter

Good morning Ben & Fred,

I am checking in on the letter we discussed last week.

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](mailto:mike.hogan@cwregina.com)



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**Ben Mario**

---

**From:** Mike Hogan <mike.hogan@cwregina.com>  
**Sent:** Monday, April 30, 2018 10:25 AM  
**To:** Ben Mario; Fred Searle  
**Subject:** 221 Winnipeg Street North - Building Tour Tomorrow - 11 AM

Ben & Fred,

See you tomorrow at 11 am to tour the building.

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](mailto:mike.hogan@cwregina.com)



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**Richel Nixon**

---

**From:** Mike Hogan <mike.hogan@cwregina.com>  
**Sent:** April-26-18 3:34 PM  
**To:** Fred Searle  
**Cc:** Ben Mario  
**Subject:** Re: 221 Winnipeg St North - Building tour.

Thanks Fred. See you this Tues at 11 am.

Regards,

**Mike Hogan**

President, Broker

Main: [+1 306 777 0678](tel:+13067770678)

Direct: [+1 306 791 9510](tel:+13067919510)

Mobile: [+1 306 533 9755](tel:+13065339755)

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[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)



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On Apr 26, 2018, at 3:20 PM, Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)> wrote:

Hello Mike,

Thanks for the note. I had entered the appointment incorrectly and as such did not appear in the calendar for today. I am so sorry for any inconvenience that this has caused. Ben and I will meet you on site on Tuesday May 1, 2018 at 11 am.

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

PH: 306-777-7541

---

**From:** Mike Hogan [<mailto:mike.hogan@cwregina.com>]  
**Sent:** Thursday, April 26, 2018 1:14 PM  
**To:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>; Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Subject:** 221 Winnipeg St North - Building tour.

Guys we are here at the building to meet you.

Regards,

**Mike Hogan**

President, Broker

Main: [+1 306 777 0678](tel:+13067770678)

Direct: [+1 306 791 9510](tel:+13067919510)

Mobile: [+1 306 533 9755](tel:+13065339755)

Fax: [+1 306 791 3777](tel:+13067913777)

[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)



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## Ben Mario

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**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** Friday, April 20, 2018 11:55 AM  
**To:** Mike Hogan; Ben Mario  
**Subject:** RE: 221 Winnipeg St North - Letter

I am available to be connected by Conference Call.

---

**From:** Mike Hogan <mike.hogan@cwregina.com>  
**Sent:** Friday, April 20, 2018 11:29 AM  
**To:** 'Ben Mario' <BMARIO@regina.ca>  
**Cc:** John Pearson <JPearson@Shindico.com>  
**Subject:** RE: 221 Winnipeg St North - Letter

Ben, as per your email below, I can meet you and Fred Serle this Tuesday at 1:30 at your office and we can patch John Pearson into a phone call.

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](mailto:mike.hogan@cwregina.com)



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---

**From:** Ben Mario [<mailto:BMARIO@regina.ca>]  
**Sent:** April-20-18 10:03 AM  
**To:** Mike Hogan  
**Subject:** RE: 221 Winnipeg St North - Letter

Hi Mike,

Fred and I wanted to meet once more next week to just get clarity on a few things. Are you free on Tuesday?

Thanks,  
Ben

---

**From:** Mike Hogan [<mailto:mike.hogan@cwregina.com>]  
**Sent:** Thursday, April 19, 2018 10:26 AM  
**To:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>  
**Subject:** 221 Winnipeg St North - Letter

Hi Ben, John Pearson asked me to check in with you about the letter.

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](mailto:mike.hogan@cwregina.com)



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## Richel Nixon

---

**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** April-13-17 1:50 PM  
**To:** Ben Mario; Fred Searle  
**Cc:** Brennan Pearson; Mike Hogan  
**Subject:** RE: 221 Winnipeg Street North, Regina - Meeting - Wednesday, April 19

We have accepted your tentative time and are available for the balance of the day if you want to make it later. We are in the Saskatchewan Real Estate Forum all day Thursday but could probably find some time for either a call or a meeting in your office on Thursday, if necessary.

---

**From:** Ben Mario [mailto:BMARIO@regina.ca]  
**Sent:** Thursday, April 13, 2017 2:38 PM  
**To:** John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** Brennan Pearson <BPearson@Shindico.com>  
**Subject:** RE: 221 Winnipeg Street North, Regina - Meeting - Wednesday, April 19

Hi John,

Fred and I are tentatively unavailable all day. We are both due to appear in court that day but we have no concept of when or if we will be available. I can tentatively schedule something with you but we may very well be unavailable. Either that or we can follow up with a conference call, perhaps on Thursday.

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

P: 306.777-7582  
 E: [bmario@regina.ca](mailto:bmario@regina.ca)




---

**From:** John Pearson [mailto:JPearson@Shindico.com]  
**Sent:** Wednesday, April 12, 2017 2:29 PM  
**To:** Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>  
**Cc:** Brennan Pearson <BPearson@Shindico.com>  
**Subject:** 221 Winnipeg Street North, Regina - Meeting - Wednesday, April 19

Ben / Fred, further to our recent discussions, Brennan and I will be in Regina to attend the Saskatchewan Real Estate Forum next week. We would like to arrange a meeting with you on Wednesday, April 19 at 1:15 pm to again discuss our building at 221 Winnipeg Street. Please confirm your availability and we will forward a meeting request.

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**Richel Nixon**

---

**From:** Fred Searle  
**Sent:** April-06-18 3:42 PM  
**To:** Ben Mario  
**Subject:** RE: 221 Winnipeg- Ministry of Highways

Hello Ben,

16(1)(a)(b)




Fred.

---

**From:** Ben Mario  
**Sent:** Thursday, April 5, 2018 3:30 PM  
**To:** Fred Searle <FSEARLE@regina.ca>  
**Subject:** 221 Winnipeg- Ministry of Highways

Hi Fred,

16(1)(a)(b)(c)



Thanks,  
Ben

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

P: 306.777-7582  
E: [bmario@regina.ca](mailto:bmario@regina.ca)

**Ben Mario**

---

**From:** Mike Hogan <mike.hogan@cwregina.com>  
**Sent:** Friday, March 23, 2018 3:04 PM  
**To:** Ben Mario; Fred Searle  
**Cc:** John Pearson  
**Subject:** Dept of Highways - 221 Winnipeg St North

Ben, thank you again for your time this afternoon.

One additional item of importance for the Dept of Hwys is that the existing large open landscape office floor plate sizes within the subject building in excess of 20,000 sq ft per floor accommodates the Dept of Hwys staff ability to use works systems furniture to enhance team work, collaboration and highway emergency preparedness functionality as they will be connecting to the existing UPS system and back up generator.

We appreciate your efforts on this generational initiative for the Dept of Hwys and look forward to taking the next step in order they can conduct their business operations Sept 1, 2018; which is the Dept of Hwys scheduled lease commencement date in accordance with the current fully executed Letter of Intent.

Have a great weekend.

Regards,

**Mike Hogan**

President, Broker

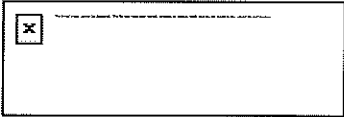
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## Richel Nixon

---

**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** February-28-17 3:34 PM  
**To:** Ben Mario; Fred Searle  
**Cc:** Justin Zarnowski; Brennan Pearson  
**Subject:** FW: 221 Winnipeg St. N.  
**Attachments:** ltr to c of regina - zoning - 221 Winnipeg - 2016 Dec.pdf

Ben | Fred,

We look forward to meeting with you at your office on Friday, March 10 at 1:15pm to discuss the building at 221 Winnipeg Street North in Regina. The email below from our Justin Zarnowski as well as the attached Letter dated Dec 7/16 to Ian MacDougall provides you with historic background prior to our meeting. As you are aware, we have prospective tenants for the property that are suburban tenants looking to reposition themselves to an alternate suburban building with features that exist within our building (suburban location, large open existing office areas, diesel generator backup power with battery storage, call centre usage, some warehouse space, overhead doors, fenced compound, prevalent parking, and close to highway access). We trust that we can find a reasonable solution that will allow us to re-lease the property to our prospects as the existing building and its improvements matches their requirements. We appreciate the opportunity to discuss further.

Regards, John Pearson

---

**From:** Justin Zarnowski  
**Sent:** February-24-17 3:10 PM  
**To:** John Pearson <JPearson@Shindico.com>  
**Cc:** Michelle Brady <MBrady@Shindico.com>  
**Subject:** 221 Winnipeg St. N.

Further to our recent discussions, and to the letter to the City of Regina dated December 7, 2016 which is attached, I believe there are two opportunities to accommodate general office uses at 221 Winnipeg St. N. As discussed in the letter, the property has been used as an office since at least the Staples Call Centre tenancy, which began in 2000. The continued use of the building as an office (of which a call centre is one type of office use) should be a legal non-confirming use (or "grandfathered" use). This building is not introducing "new" office space to the market place, it exists as office, and has since before the office policy restricting new office development came into force. The notion that the City choosing to call the former use a "retail call centre" office and not general office means that it was not an office is absurd. Based on the previous use, the building should be allowed to continue to be used in the same manner.

In the event that the above reasonable compromise is not attainable, then consideration should be given to pursuing contract zoning. This process of rezoning land for a specific use (in this case general office) may only be designated where a site accommodates a unique development opportunity. It's indisputable that this situation is unique (where an existing office use may not be continued) and that there are development opportunities which may only be accommodated by virtue of the contract zoning being granted. Furthermore, as the office layout is existing, and will not add to the office space available in Regina, to the detriment of the downtown, it is not inconsistent with the office policies set out in the Official Community Plan - Design Regina.

**Justin Zarnowski, LL.B.** | Legal Affairs Manager  
 Shindico Realty Inc.





December 7, 2016

Ian MacDougall  
City of Regina  
Queen Elizabeth II Court  
2476 Victoria Avenue  
Regina, SK S4P 3C8

Dear Ian:

**Rezoning of Property  
221 Winnipeg Street North, Regina, SK**

Further to our recent discussions including our e-mail to you have November 14, 2016, we look to our conference call today at 2:00 pm to discuss how to proceed with the City applications to allow for the continued use of the property, we would therefore like to discuss the following items with you:

- Building constructed in 1984 for Saskatchewan Institute of Applied Science and Technology school (SIASST) with the building predominantly built out as office
- Substantially renovated in 2000 for Staples Call Centre where they leased the entire building, remaining predominantly built out as office
- The building is approximately 137,743 SF with 88,073 SF built out as office and 49,681 SF as warehouse
- The ratio of office and warehouse has been the same since the building was originally constructed in 1984
- Staples Call Centre downsized its operation in Regina and currently occupies approximately 21,094 SF
- Another call centre showing interested in remainder of the office areas of the building and we require a letter from the City acknowledging that we are allowed to continue with a Call Centre in the remaining office areas of the building
- In addition, we want to find a zoning / planning solution that would allow us to move forward with tenanting the building as it was originally constructed to office users
- We also want to discuss the fact that the City policy regarding the development of office only in designated areas (predominantly downtown) was implemented well after this building was constructed occupied with predominantly office use
- Our suggestion is to permit continued use of this building as office by way of a legal non-conforming use regarding the planning framework set out to encourage development of office only in designated areas (predominantly downtown)

Page 2

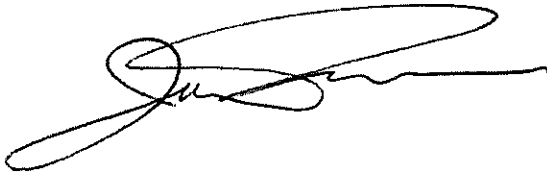
We appreciate the opportunity to discuss the above situation in detail in our conference call at 2:00 pm today.

Yours truly,

**SHINDICO REALTY INC.**

**John C. Pearson, B.Sc., M.N.R.M.**

Independent Broker, ICI Properties

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

Per:

JCP/mlb

c.c. Justin Zarnowski, Shindico Realty



**Richel Nixon**

---

**From:** Mike Hogan <mike.hogan@cwregina.com>  
**Sent:** February-28-17 2:09 PM  
**To:** 'John Pearson'; Ben Mario  
**Cc:** 'Michelle Brady'; 'Brennan Pearson'; Fred Searle  
**Subject:** RE: Lunch Meeting on Friday, March 10 - 1:00 pm

Thanks John.

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](mailto:mike.hogan@cwregina.com)



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---

**From:** John Pearson [mailto:JPearson@Shindico.com]  
**Sent:** February-28-17 1:56 PM  
**To:** Ben Mario

**Cc:** Michelle Brady; Mike Hogan; Brennan Pearson; Fred Searle  
**Subject:** RE: Lunch Meeting on Friday, March 10 - 1:00 pm

We confirm the 1:15pm Meeting at your office on Friday, March 10/17 and hope that Fred can confirm his attendance when he returns.

---

**From:** Ben Mario [<mailto:BMARIO@regina.ca>]  
**Sent:** Tuesday, February 28, 2017 1:53 PM  
**To:** John Pearson <[JPearson@Shindico.com](mailto:JPearson@Shindico.com)>; Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Cc:** Michelle Brady <[MBrady@Shindico.com](mailto:MBrady@Shindico.com)>; Mike Hogan <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>  
**Subject:** RE: Lunch Meeting on Friday, March 10 - 1:00 pm - Golf's Steakhouse

I can't be certain that Fred is available for this meeting, but I can meet. Let's say 1:15 to be safe.

Ben

---

**From:** John Pearson [<mailto:JPearson@Shindico.com>]  
**Sent:** Tuesday, February 28, 2017 1:39 PM  
**To:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>; Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Cc:** Michelle Brady <[MBrady@Shindico.com](mailto:MBrady@Shindico.com)>; Mike Hogan <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>  
**Subject:** RE: Lunch Meeting on Friday, March 10 - 1:00 pm - Golf's Steakhouse

OK, as we are booking flights, can we schedule to meet at your office at 1pm?

---

**From:** Ben Mario [<mailto:BMARIO@regina.ca>]  
**Sent:** Tuesday, February 28, 2017 1:18 PM  
**To:** John Pearson <[JPearson@Shindico.com](mailto:JPearson@Shindico.com)>; Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Cc:** Michelle Brady <[MBrady@Shindico.com](mailto:MBrady@Shindico.com)>; Mike Hogan <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>  
**Subject:** RE: Lunch Meeting on Friday, March 10 - 1:00 pm - Golf's Steakhouse

Fred is away this week and can confirm availability when he returns. I am available, but already have lunch plans that day over the noon hour. I'll tentatively block my calendar.

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

P: 306.777-7582  
 E: [bmario@regina.ca](mailto:bmario@regina.ca)




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**From:** John Pearson [<mailto:JPearson@Shindico.com>]  
**Sent:** Monday, February 27, 2017 3:25 PM  
**To:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>; Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Cc:** Michelle Brady <[MBrady@Shindico.com](mailto:MBrady@Shindico.com)>; Mike Hogan <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>  
**Subject:** Lunch Meeting on Friday, March 10 - 1:00 pm - Golf's Steakhouse

Ben / Fred, further to our previous communication and considering that you have meetings on Friday morning until 1:00 pm, we are proposing to meet for lunch at Golf's Steakhouse for 1:00 pm. Please confirm your availability.

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**From:** John Pearson  
**Sent:** Monday, February 27, 2017 2:23 PM  
**To:** [bmario@regina.ca](mailto:bmario@regina.ca)  
**Cc:** Michelle Brady <[MBrady@Shindico.com](mailto:MBrady@Shindico.com)>  
**Subject:** FW: Meeting on Friday, March 10

Ben, further to the recent voice-mail from my assistant Michelle, are you and Fred available on Friday, March 10 at 11:30 to discuss our property at 221 Winnipeg Street North at your office?

We look forward to your confirmation so we can coordinate travel arrangements.

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**From:** John Pearson  
**Sent:** February-24-17 3:18 PM  
**To:** [fsearle@regina.ca](mailto:fsearle@regina.ca)  
**Cc:** Michelle Brady <[MBrady@Shindico.com](mailto:MBrady@Shindico.com)>  
**Subject:** Meeting on Friday, March 10

Please confirm that you are available to meet at 11:30 am to discuss our property at 221 Winnipeg Street North in your office. I plan to be in Regina that day and want to secure flights and make sure that I can meet with you at that time. 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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**Ben Mario**

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**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** Thursday, February 22, 2018 3:18 PM  
**To:** Ben Mario  
**Cc:** Fred Searle  
**Subject:** Re: 221 Winnipeg Street North - Ministry of Central Services - Description of User Groups

Ok, we will work on this. It is a moving target but should be able to estimate.

On Feb 22, 2018, at 1:54 PM, Ben Mario <BMARIO@regina.ca> wrote:

Hi John,

We had a chance to discuss this. The information that you had provided is helpful. However we need a bit more detail before we may confirm the zoning requirements. For each of the groups identified is it possible to note what their space requirements for the "office" are as well as an estimation of the area requirements for compound or warehouse space or other space. We would require this to determine the principle land use on the property. At this stage an estimation of the requirements should suffice.

Thanks,

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

P: 306.777-7582  
 E: [bmario@regina.ca](mailto:bmario@regina.ca)

<image001.png>

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**From:** John Pearson [<mailto:JPearson@Shindico.com>]  
**Sent:** Thursday, February 22, 2018 11:35 AM  
**To:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>; Autumn Dawson <[ADAWSON@regina.ca](mailto:ADAWSON@regina.ca)>  
**Cc:** Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>; 'Mike Hogan' <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>  
**Subject:** FW: 221 Winnipeg Street North - Ministry of Central Services - Description of User Groups

Ben / Autumn, further to our previous meetings and subsequent communication, when is a convenient time for us to discuss the attached letter from the Government of Saskatchewan, Ministry of Central Services, Property Management Division provided to you on Feb 12 illustrating the range of uses of the Sask Govt user groups?

We appreciate your assistance in this regard.

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**From:** John Pearson  
**Sent:** February-12-18 1:06 PM  
**To:** [bmario@regina.ca](mailto:bmario@regina.ca); [adawson@regina.ca](mailto:adawson@regina.ca)

**Cc:** [fsearle@regina.ca](mailto:fsearle@regina.ca); Mike Hogan <[mike.hogan@cwregina.com](mailto:mike.hogan@cwregina.com)>

**Subject:** 221 Winnipeg Street North - Ministry of Central Services - Description of User Groups

Ben / Autumn, further to our recent meeting in Regina and subsequent and previous communication, attached is a letter from Vicki Buchanan of the Government of Saskatchewan, Ministry of Central Services, Property Management Division illustrating the range of uses of the Sask Govt user groups. Can we arrange a call to discuss the next steps required to ensure the User Groups can be accommodated within the existing zoning at 221 Winnipeg Street North, Regina?

We appreciate your assistance in this regard.

**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.





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.*

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John Pearson  
February 12, 2018

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- 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](mailto:vicki.buchanan@gov.sk.ca).

Yours truly,



Vicki Buchanan  
Realty Manager

**Richel Nixon**

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**From:** John Pearson <JPearson@Shindico.com>  
**Sent:** January-11-18 10:02 AM  
**To:** Ben Mario; Fred Searle  
**Cc:** Mike Hogan  
**Subject:** RE: 221 Winnipeg Street North - Meeting on Wednesday, January 24 - 2:00 pm

Ben / Fred, further to our previous e-mail and voice-mails, we apologize for the inconvenience of the date change which was beyond our control as a result of other people's availability.

Are you available on Tuesday, January 23 at 2:00 pm to meet regarding 221 Winnipeg Street North?

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**From:** John Pearson  
**Sent:** Wednesday, January 10, 2018 3:29 PM  
**To:** bmario@regina.ca; fsearle@regina.ca  
**Cc:** Mike Hogan <mike.hogan@cwregina.com>  
**Subject:** 221 Winnipeg Street North - Meeting on Wednesday, January 24 - 2:00 pm

Ben / Fred, further to my voice-mail to each of you, we are the successful bidder of Ministry of Central Services tender for our property at 221 Winnipeg Street North. We are coming to Regina on Wednesday, January 24 and want to meet with you at 2:00 pm that day to discuss City approvals with regard to the Provincial tenancy. We look forward to discussing this with you further. Please confirm you are available on January 24 to meet and discuss.