

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 (SIAST) 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)

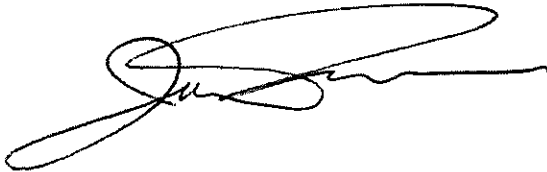
We appreciate the opportunity to discuss the above situation in detail in our conference call at 2:00 pm today.

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 loop at the beginning.

Per:

JCP/mlb

c.c. Justin Zarnowski, Shindico Realty