

Lorne Chow

From: Lorne Chow
Sent: Monday, November 17, 2014 11:16 AM
To: Randy Ryba
Subject: FW: Travellers Building 1833 Broad Street

FYI.

Lorne

From: Lorne Chow
Sent: Wednesday, November 05, 2014 2:17 PM
To: Cheryl Willoughby
Cc: Ryan Johnston; Sue Luchuck; Tatsuyuki Setta
Subject: Travellers Building 1833 Broad Street

Hi Cheryl,

21(a)(b)(c)

Lorne

INFOR HANSEN 8

08/01/2015 08:13

INFORMATION - CASE# 2014-M-17454	
<i>Application Type</i>	PMB PROPERTY MAINTENANCE BYLAW Case is Open. Current milestone is Initial.
<i>Primary Contact</i>	240 ARGYLE STREET PROPERTIES INC Current unpaid amount of \$0.00.
<i>Address Location</i>	1833 BROAD ST REGINA SK S4P-1X7

Case Information	
Status Dates	
<i>Resolution Date</i>	
Job Description	
<i>Case Group</i>	PM
<i>Resolution Code</i>	
<i>Source</i>	
<i>Case Name</i>	Property Maintenance
<i>Priority</i>	

Code Violations
undefined

Case Details
undefined

Reviews
undefined

Inspections
undefined

Hearings
undefined

Conditions
undefined

Fees
undefined

Contacts
undefined

Sites
undefined

Employees
undefined

Related Records

undefined

Logs

1
1

Event Log

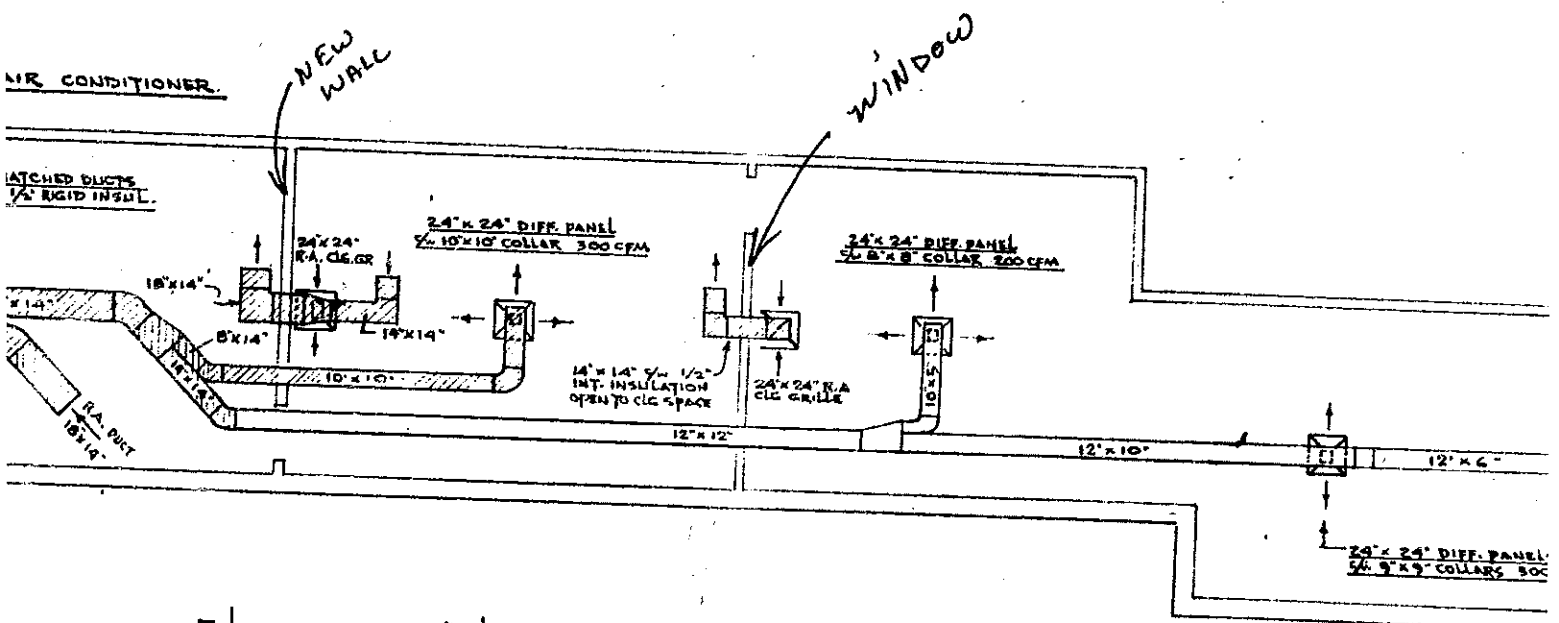
Log Type	Description	Started	Started By	Stopped	Stopped By	Total Time	Review #	Inspection #	Comments
INFO	Information	26/11/2014 09:11	NBOGARD			0.00	1	1	16(1)(b)

Status Log

Changed On Milestone Case Status Changed By System Generated Comments									
16/10/2014 10:10	Initial	Open	NBOGARD	True					

Attachments

undefined

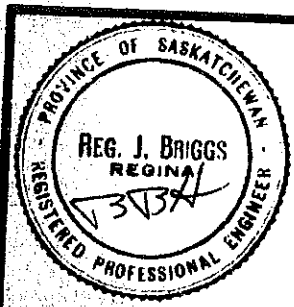


FLOOR PLAN
SCALE 1/8" = 1'-0"

326-73

PACKAGED AIR CONDITIONER,
MODEL CAC056A7A, 3 H.P.
COMP. FLA 24.4, LRA 100, BLO
1/2 HP. 230/60/1. 1100 CFM @

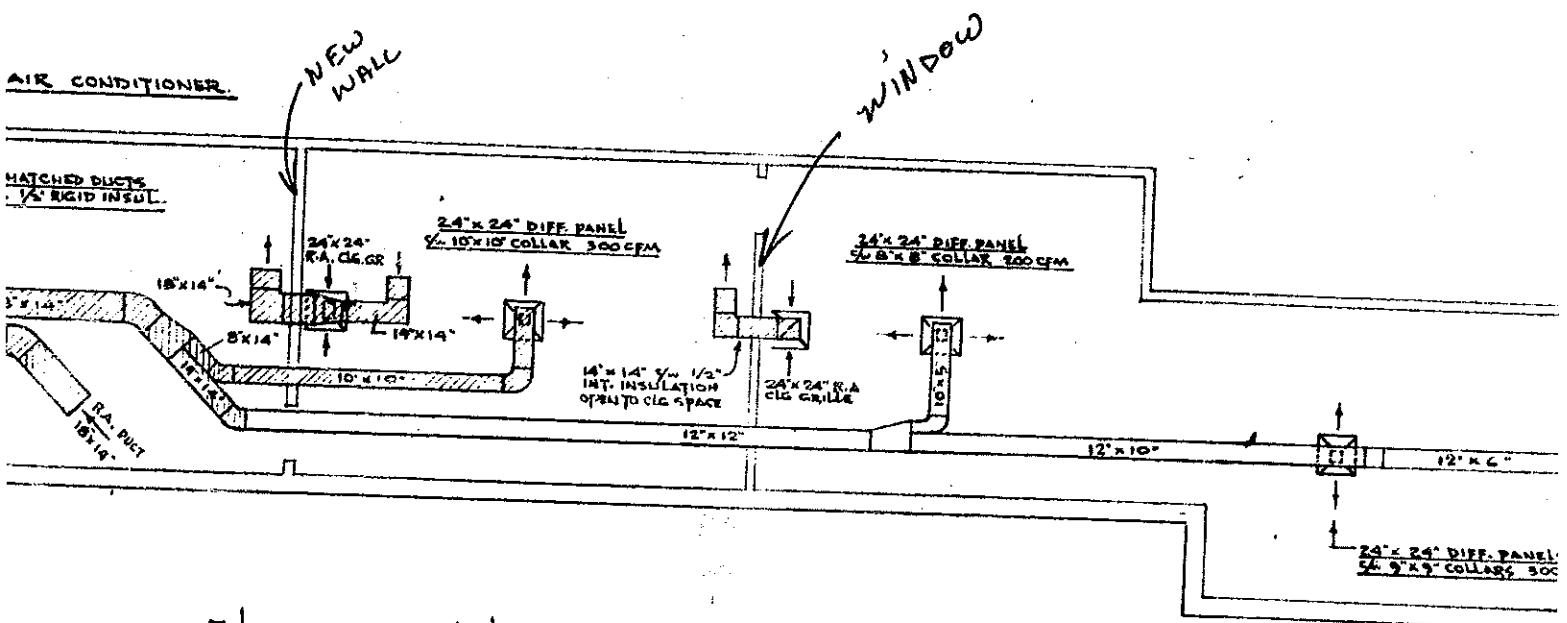
S.A. DIFFUSERS - KRUEGER NO.
LAY-IN TYPE C/W 4 WAY DEFLECTIO
AS SHOWN
R.A. GRILLES - KRUEGER NO 1196



RADIO SHACK
1833 BROAD ST. REGI

PROPOSED AIR CONDITI

R. J. BRIGGS & ASSOCIAT
CONSULTING
REGINA, EA

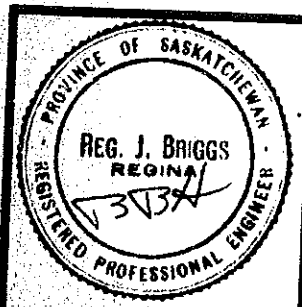


FLOOR PLAN
SCALE 1/8" = 1'-0"

326-13

PACKAGED AIR CONDITIONER,
MODEL CAC036A7A, 3 H.P.
COMP. FLA 24.4, LRA 100, BLO
1/2 HP, 230/60/1, 1100 CFM @

S.A. DIFFUSERS - KRUEGER NO.
LAY-IN TYPE C/W 4 WAY DEFLECTIO
AS SHOWN
R.A. GRILLES - KRUEGER NO 1196



RADIO SHACK
1833 BROAD ST. REGI

PROPOSED AIR CONDITI

R. J. BRIGGS & ASSOCIAT
CONSULTING
REGINA, SASK.



12/06/2015 09:22

INFORMATION - CASE# 2014-M-17454

Application Type PMB
 PROPERTY MAINTENANCE BYLAW
 Case is Open.
 Current milestone is Initial.

Primary Contact 240 ARGYLE STREET PROPERTIES INC
 Current unpaid amount of \$0.00.

Address Location 1833 BROAD ST REGINA SK S4P-1X7

Case Information

Status Dates

Resolution Date

Job Description

Case Group PM

Resolution Code

Source

Case Name Property Maintenance

Priority

Code Violations

undefined

Case Details

undefined

Reviews

undefined

Inspections

undefined

Hearings

undefined

Conditions

undefined

Fees

undefined

Contacts

undefined

Sites

undefined

Employees

undefined

Related Records

Darren Steponchev

Subject: 16(1)(b)
Location: 5th Floor Tender Opening Room
Start: Wed 10/Dec/2014 10:30 AM
End: Wed 10/Dec/2014 11:30 AM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Ernie Polsom
Required Attendees: Jeannette Lye; Darren Steponchev; Fred Searle; Randy Ryba; Cheryl Willoughby; Lorne Chow

Meeting rescheduled from Tuesday – please note, location has changed.
16(1)(b)

Sent by Samantha Kosedy, Administrative Associate, on behalf of:

Ernie Polsom
Director (Fire Chief), Fire & Protective Services
Operations Group

P: 306.777.6898
F: 306.777.6807
E: EPOLSOM@regina.ca

Regina.ca



Darren Steponchev

From: Lorne Chow
Sent: Friday, December 12, 2014 3:55 PM
To: Jeannette Lye
Cc: Sue Luchuck; Fred Searle; Darren Steponchev; Cheryl Willoughby; Randy Ryba
Subject: 1833 Broad Street - Travellers Building
Attachments: 1833 Broad Street - 16(1)(b)

Hi Jeannette,

As per the December 10, 2014 meeting regarding the above noted subject, attached is an outline on the 16(1)(b) 16(1)(b) the building located at 1833 Broad Street. I understand the outline will assist you in advising the Chief in his meeting with Brent Sjoberg.

Lorne

1833 Broad Street
Travellers Building

16(1)(b)

16(1)(b)



City of Regina

Memo

December 15, 2014

To: Ernie Polsom
Director, Fire & Protective Services

Re: 16(1)(b) 1833 Broad Street (Travellers Building)

16(1)(b)

16(1)(b)

16(1)(b)

LC/CW/TS/jl

cc: Lorne Chow, Manager, Bylaw & Licensing

Non Responsive



15/12/2014

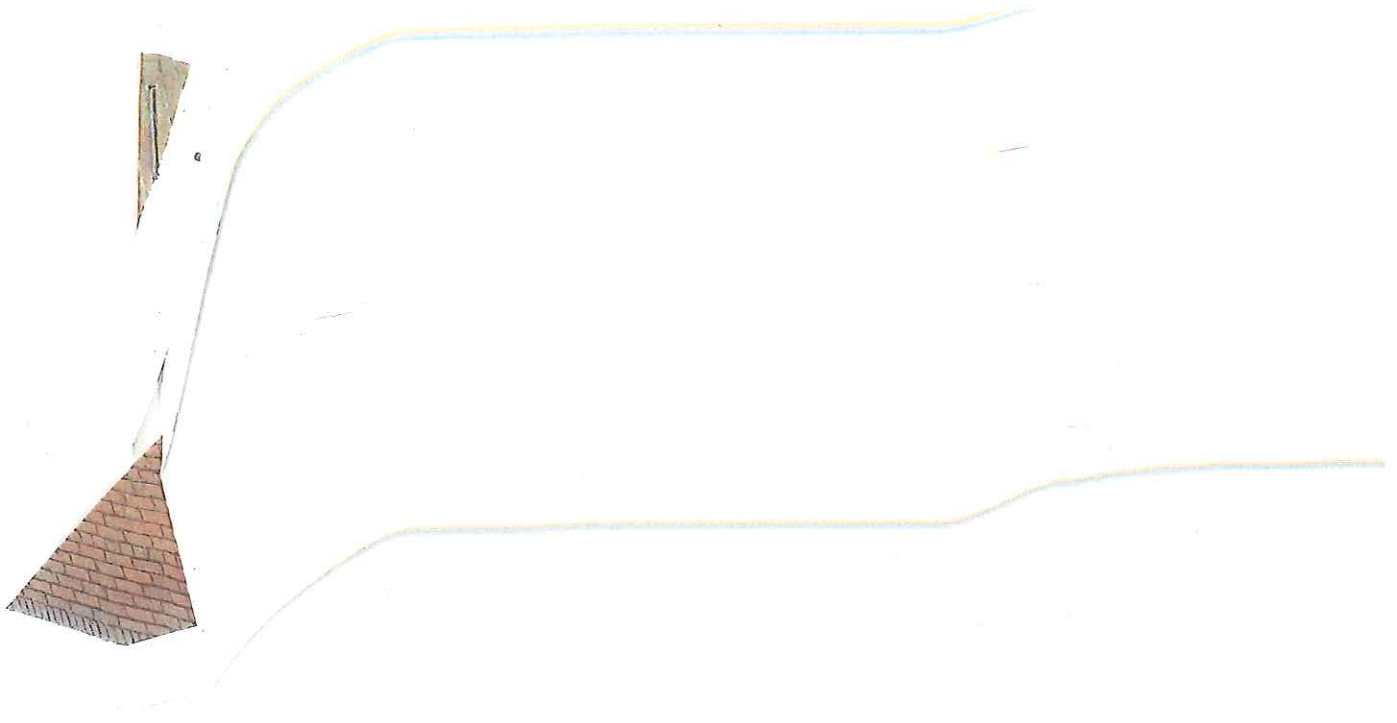
12/15/2014 14:32:19



1843

15/12/2014

1833 N. ... 12/15/2014 14:29:21



Darren Steponchev

From: Cheryl Willoughby
Sent: Monday, December 15, 2014 10:12 AM
To: Darren Steponchev
Cc: Gordon Reeve; Lorne Chow
Subject: RE: 1833 Broad St Travellers Building

21(b)

Cheryl Willoughby, LL.B.
Legal Counsel
City Solicitor's Office

From: Cheryl Willoughby
Sent: Monday, December 15, 2014 10:10 AM
To: Darren Steponchev
Cc: Gordon Reeve; Lorne Chow
Subject: RE: 1833 Broad St Travellers Building

21(a)(b)

Cheryl Willoughby, LL.B.
Legal Counsel
City Solicitor's Office

From: Darren Steponchev
Sent: Monday, December 15, 2014 9:45 AM
To: Cheryl Willoughby
Cc: Gordon Reeve; Lorne Chow
Subject: 1833 Broad St Travellers Building

Hi Cheryl,
21(b)

Cordially,

Darren Steponchev
Senior Bylaw Standards Officer
Bylaw and Licensing Branch
P: 306.777.7110
F: 306.777.6775

Darren Steponchev

From: Cheryl Willoughby
Sent: Monday, December 15, 2014 10:14 AM
To: Lorne Chow; Fred Searle
Cc: Darren Steponchev
Subject: RE: 2818 Broad Street (Travellers Building)

21(b)

Cheryl Willoughby, LL.B.
Legal Counsel
City Solicitor's Office

From: Cheryl Willoughby
Sent: Thursday, December 11, 2014 11:47 AM
To: Lorne Chow; Fred Searle
Cc: Darren Steponchev
Subject: RE: 2818 Broad Street (Travellers Building)

21(b)

Cheryl Willoughby, LL.B.
Legal Counsel
City Solicitor's Office

From: Lorne Chow
Sent: Thursday, December 11, 2014 11:07 AM
To: Cheryl Willoughby; Fred Searle
Cc: Darren Steponchev
Subject: 2818 Broad Street (Travellers Building)

Hi,

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

Lorne



MAI PHUONG
RESTAURANT
PARKING
#1 TO #19

15/12/2014

1833 Broad St

12/15/2014 14:28:49



15/12/2014

1833 Broad St
15/15/2014 14:28:37

NO PARKING
RESTAURANT CUSTOMERS
PARKING AT REAR
←←←←

FX4

TAS Property Information

Property

Account: 10032673
Property Address: 1833 BROAD STREET
Assessed Parcel: Plan: OLD 33 Block: 303 Lot: 9-12
Neighbourhood: OLD 33

Assessment

Assessment Year: 2015
Lot Size: 12,512 square feet
Assessed Value: 599,900
Mill Class: COMMERCIAL **Land Use Code:** 3400 **Percent:** 100
Market Building Class: OFFICE BUILDING

Ownership

240 ARGYLE STREET PROPERTIES INC
1850 ROSE STREET
REGINA SK S4P 3Y9
CANADA

Ownership: 100.0000% - Primary Owner



Quick Search Results

Search By: Land Description

With Criteria: Lot = 9
 Block = 303
 Plan = old33
 Refined Search = Surface Only
 As Of Date = 15 Dec 2014 12:13:45

Title Information

[Download To Spreadsheet \(.CSV\)](#)

Land Description Lot 9-Blk/Par 303-Plan OLD33 Ext 0 As described on Certificate of Title 98RA07734.			
Owner(s) 240 ARGYLE STREET PROPERTIES INC.			
Title	Number 130066	Share 1/1	Title Lock Information N/A
Last Amendment Date 05 May 2014 11:09:55.440		Old Land Description	
Parcel 107043881	Parcel Type Surface Regular	Municipality CITY OF REGINA	Ties
Validated Ties	Commodity/Unit N/A	Linked to Unit N/A	

1 Record

[Back to Search](#)

[Back to top](#)



Quick Search Results

Search By: Land Description

With Criteria: Lot = 10
 Block = 303
 Plan = old33
 Refined Search = Surface Only
 As Of Date = 15 Dec 2014 12:14:29

Title Information

[Download To Spreadsheet \(.CSV\)](#)

Land Description Lot 10-Blk/Par 303-Plan OLD33 Ext 0 As described on Certificate of Title 98RA07734.			
Owner(s) 240 ARGYLE STREET PROPERTIES INC.			
Title	Number 130066	Share 1/1	Title Lock Information N/A
Last Amendment Date 05 May 2014 11:09:55.453		Old Land Description	
Parcel 107043870	Parcel Type Surface Regular	Municipality CITY OF REGINA	Ties
Validated Ties	Commodity/Unit N/A	Linked to Unit N/A	

1 Record

[Back to Search](#)

[Back to top](#)



Quick Search Results

Search By: Land Description

With Criteria: Lot = 11
 Block = 303
 Plan = old33
 Refined Search = Surface Only
 As Of Date = 15 Dec 2014 12:14:56

Title Information

[Download To Spreadsheet \(.CSV\)](#)

Land Description Lot 11-Blk/Par 303-Plan OLD33 Ext 0 As described on Certificate of Title 98RA07734.			
Owner(s) 240 ARGYLE STREET PROPERTIES INC.			
Title	Number 130066	Share 1/1	Title Lock Information N/A
Last Amendment Date 05 May 2014 11:09:55.527		Old Land Description	
Parcel 107043869	Parcel Type Surface Regular	Municipality CITY OF REGINA	Ties
Validated Ties 1 Record	Commodity/Unit N/A	Linked to Unit N/A	

[Back to Search](#)

[Back to top](#)



Quick Search Results

Search By: Land Description
With Criteria: Lot = 12
 Block = 303
 Plan = old33
 Refined Search = Surface Only
 As Of Date = 15 Dec 2014 12:15:28

Title Information

[Download To Spreadsheet \(.CSV\)](#)

Land Description Lot 12-Blk/Par 303-Plan OLD33 Ext 0 As described on Certificate of Title 98RA07734.			
Owner(s) 240 ARGYLE STREET PROPERTIES INC.			
Title	Number 130066	Share 1/1	Title Lock Information N/A
Last Amendment Date 05 May 2014 11:09:55.540		Old Land Description	
Parcel 107043858	Parcel Type Surface Regular	Municipality CITY OF REGINA	Ties
Validated Ties 1 Record	Commodity/Unit N/A	Linked to Unit N/A	

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City of Regina

16(1)(b)

REGISTERED MAIL

December 18, 2014

240 ARGYLE STREET PROPERTIES INC
1850 ROSE STREET
REGINA SK S4P 3Y9

Order to Comply Maintenance of a Single Family Dwelling

Dear Sir and/or Madam:

Re: *The Regina Property Maintenance Bylaw 2008-48*
Reference: 2014-M-18400, **1833 BROAD ST**
Legal Description: Plan: OLD 33 Block: 303 Lot: 9-12

It is in the public interest that properties and structures within the City of Regina are not unsightly, untidy, unsafe or in a state of disrepair. Therefore, *The Regina Property Maintenance Bylaw 2008-48* has been established by City Council to set, promote and enforce standards to regulate the maintenance of properties and structures within Regina to ensure they are kept in an attractive, tidy, and safe condition.

The prime function of the Bylaw & Licensing Branch is to investigate complaints, initiate inspections and enforce compliance with City bylaws. As a result of an inspection performed on December 16, 2014, it was determined that improvements to the property are required in order to comply with the applicable provisions of *The Regina Property Maintenance Bylaw 2008-48*.

The attached Order specifies the list of necessary repairs.

If you do not agree with the requirements specified in the attached Order, or you require an extension of time, you have **15 calendar days from the date of the Order to Comply** to submit a written appeal to appear before the Regina Appeal Board and make representation with respect to The Order. The Board will consider your comments and may confirm, modify, repeal The Order or may substitute its own order.

Once the 15 days has expired, The Order is final and no appeal is permitted.

Please be advised that this will be the only opportunity you will have to appeal the attached Order to Comply.

To file an appeal, complete the attached appeal form and submit it to:

Secretary, Regina Appeal Board
c/o City Clerk's Office
15th Floor, City Hall
P.O. Box 1790
Regina, SK S4P 3C8
Telephone: (306) 777-7262

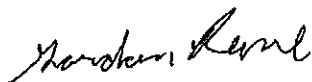
Please be advised that if a property owner does not comply with the directions within the specified time as described in The Order, the City of Regina has the authority to take the necessary steps to remedy the contravention as set out in those directions. Such associated costs may be added to the taxes on the land on which the work was performed. It is an offense to fail to comply with an Order, punishable by fines of up to \$10,000 for an individual, \$25,000 for a corporation, and \$2,500 for each day the offense continues.

If you wish to be represented by an agent, please provide this office with the name, contact information and signed authorization for the individual or business entity to act on your behalf. This Branch will only deal with the property owner or authorized agent.

Should you have any questions or require additional information in the interim, please contact **GORDON REEVE**, Bylaw Standards Officer, at **(306)777-7271**.

Your cooperation in resolving this matter will contribute to the improved condition and appearance of properties and structures within the neighbourhood and, therefore, is gratefully appreciated.

Respectfully,



GORDON REEVE
Bylaw Standards Officer
Bylaw & Licensing Branch

Attachment

cc:



City of Regina

Order to Comply Maintenance of a Single Family Dwelling

Reference: 2014-M-18400

To: 240 ARGYLE STREET PROPERTIES INC
Address: 1850 ROSE STREET, REGINA SK S4P 3Y9

An inspection of Legal Description "Plan: OLD 33 Block: 303 Lot: 9-12", Civic Address: " 1833 BROAD ST" on "December 16, 2014" has revealed a number of deficiencies that are in contravention of *The Cities Act* and *The Regina Property Maintenance Bylaw 2008-48*, which regulates the appearance of properties and provides for the declaration of any property to be untidy and unsightly because of its condition.

Pursuant to *The Regina Property Maintenance Bylaw 2008-48*, it is required that the current condition of the property at the above referenced address must conform to the standards established in the Bylaw. Therefore, you are hereby **ordered** to make the necessary repairs as specified in the attached repair list

BY: January 16, 2015


Failure to comply with this order is an offense pursuant to *The Cities Act* and *The Regina Property Maintenance Bylaw 2008-48*.

Please be advised that if a property owner does not comply with the directions within the specified time as described in this Order, the City of Regina has the authority to take the necessary steps to remedy the contravention as set out in those directions. Such associated costs may be added to the taxes on the land on which the work was performed.

If you do not agree with the requirements specified in this Order, or you require an extension of time, you have the right to appeal The Order to the Regina Appeal Board. If you wish to appeal, you must file an appeal **within 15 days of the date of this Order** as noted below.

To file an appeal, complete the attached appeal form and submit to the Secretary of the Regina Appeals Board c/o City Clerks Office, 15th Floor, Box 1790, Regina, SK S4P 3C8 (Phone (306) 777-7262). Once the 15 days has expired, The Order is final and no appeal is permitted.

Dated at Regina, Saskatchewan, this 18 day of December 2014.


GORDON REEVE
Bylaw Standards Officer
Bylaw & Licensing Branch



City of Regina

Date Received by _____
City Clerk's Office _____

The Regina Property Maintenance Bylaw 2008-48 Appeal Request Form

To: Secretary, Regina Appeal Board
c/o City Clerk's Office
15th Floor, City Hall
P.O. Box 1790
Regina, SK S4P 3C8
Phone: (306) 777-7262

Please Note: This appeal must be received **within 15 days** of the date of the Order to Comply. You will be notified in writing of the date and time of your hearing before the Regina Appeal Board.

I, representative for 240 ARGYLE STREET PROPERTIES INC, wish to appeal the Order to Comply sent by the Bylaw & Licensing Branch dated **December 18, 2014** regarding the property located at **1833 BROAD ST,** Reference # 2014-M-18400.

My appeal is based on the following reasons (use additional sheets if necessary):

Dated this _____ day of _____, _____

Respectfully submitted,

Signature

Name Printed

Mailing Address

Home Phone #

Postal Code

Work Phone #

The Regina Property Maintenance Bylaw 2008-48
Schedule "A"
Reference No. 2014-M-18400
Single Family Dwelling
1833 BROAD ST

General

◆ **STRUCTURAL ADEQUACY**

Before any repairs commence, the owner of the property is required to submit a report to the Bylaw and Licensing Branch, prepared by a professional engineer or registered architect who is qualified in this field and licensed by the Association of Professional Engineers and Geoscientists of Saskatchewan [APEGS], regarding the structural integrity of the (foundation/building, etc.). The property is designated as a municipal heritage building. The front (Broad Street) facade is the major character defining element of the building. The report, must, therefore pay specific attention to the facade condition and specify if the facade can be retained/conserved. The owner of the property will be given 30 days from the date of the Maintenance Order to provide this report. Should the report from the engineer prescribe in detail the method of repair(s) or replacement(s), the report must describe in detail the method of repair(s) or replacement(s) of the (foundation/building, etc.). if any structural repair(s) or replacement(s) of the (foundation/building, etc.) are required, a permit from the City of Regina Building Branch, 9th Floor, City Hall, must be obtained.

(Pt. 3 O. 1)

If the Engineer's Report is not received within 30 days, further action will be taken to achieve compliance; all associated costs will be added to the property taxes.

Darren Steponchev

From: Lorne Chow
Sent: Thursday, December 18, 2014 2:10 PM
To: Ernie Polsom
Cc: Darren Steponchev; Gordon Reeve
Subject: 1833 Broad Street - Travellers Building

Hi Chief,

An Order to Comply was mailed out today by registered mail. The compliance date was set at January 16, 2015.

Lorne

Darren Steponchev

From: Lorne Chow
Sent: Monday, December 15, 2014 12:02 PM
To: Darren Steponchev
Subject: Fw: Travellers Buidling action plan
Attachments: Internal Memo - Plan for 1833 Broad Street.doc

Fyi.

Lorne

From: Jeannette Lye
Sent: Monday, December 15, 2014 11:57:00 AM
To: Ernie Polsom
Cc: Samantha Kosedy; Lorne Chow
Subject: Travellers Buidling action plan

Good morning,

Attached is a memo ^{16(1)(b)} for 1833 Broad Street (Travellers Building). The plan has been reviewed by Current Planning and Legal. Work on preparing the Order to Comply has already commenced.

Jeannette Lye
Policy Analyst
Fire & Protective Services

P: 306.751.4321
F: 306.777.6775
E: jlve@regina.ca
[Regina.ca](http://regina.ca)



WALKER PROJECTS

Consulting Engineers • Project Managers

January 23, 2015

Our File: P2015

City of Regina
Bylaw Enforcement
2476 Victoria Avenue
Regina, SK

Attention: Mr. Darren Steponc

Dear Sir:

**Re: Fee Proposal – Professional Structural Assessment –
Travellers Building – 1833 Broad Street, Regina, SK**

Walker Projects Inc. (WPI) was requested by the City of Regina (City) to provide a proposal to conduct a structural assessment of the Travellers Building at 1833 Broad Street, Regina, SK (the Property). WPI is very pleased to provide the City with this proposal in response to your invitation.

Our understanding of the Project is based on a telephone conversation between Mr. Darren Steponc of the City and Mr. Daryl Andrew of WPI.

Our understanding of the Project is as follows:

The Property is a two storey, Heritage-designated building with masonry construction. The Property is currently vacant and has been for some time. The City is seeking the services of a Professional Engineer to assess the building structure and envelope and provide recommendations for required remedial actions. The recommendations are intended to be included in an "order to comply" to current owner.

The City has noted that, depending on the results of the assessment and owner's response to the "order to comply", potential outcomes include the demolition of the Property and/or the City assuming ownership of the Property.

Scope of Work

Our scope of work for the Project consists of the following:

Basic Services

1. On-site visual assessment of the Property's structure and building envelope. PPE is anticipated to be required due to the presence of organic contamination and/or mould;
2. Review of existing record drawings provided by the City of Regina;

3. Review of the Heritage Designation of the Property and comment on the Character Defining Elements. The scope of the review is to identify the character defining elements, their condition and comment on if they are in danger of being lost due to the condition of the Property;
4. Develop recommendations for required remedial actions;
5. Preparation of a draft condition assessment report for review by the City;
6. Meet with the City to review of the draft assessment report;
7. Provision of a final, sealed assessment report.

Additional Services

8. Opinion of Probable Cost of the recommended remedial actions;
9. Detailed Design and Construction Documents relating to the recommended remedial actions;
10. Assessment of the Mechanical or Electrical systems of the Property;
11. Hazardous materials testing or consulting services. This includes, but is not limited to, mould and asbestos; and
12. Expert witness testimony, consulting or assistance on behalf of the City in the event that the Order to Comply is challenged;

Cost Proposal

We propose to provide the Basic Engineering Services noted above (Items 1-7) for a Fixed Fee of ^{18(1)(a), 18(1)(b)(c)}

We propose to provide the Additional Engineering Services noted above (Items 8-12) upon written request from the City. Fees for Additional Engineering Services would be determined on a Time and Materials basis in accordance with the attached Schedule of Hourly Rates.

GST and the applicable PST are in addition to the above-noted Professional Fees.

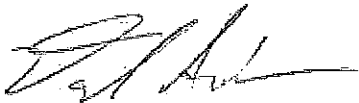
Invoices are due and payable upon receipt. Invoices unpaid after 30 days will incur interest at the rate of 1.5% compounded monthly.

In accordance with the requirements of the bylaws of the Association of Professional Engineers and Geoscientists of Saskatchewan we advise that Walker Projects Inc. carries professional liability insurance with Encon Group Inc. in the amount of \$^{18(1)(d), 18(1)(b)} per claim and \$^{18(1)(d), 18(1)(b)} per occurrence.

We are able to begin work within one week of notification to proceed. We commit to completing the report in a timely manner. We anticipate completing our report within four (4) weeks on the initial field review.

We sincerely thank the City of Regina for the opportunity to provide you with Professional Structural Engineering Services and we look forward to the successful completion of this project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Daryl Andrew', written in a cursive style.

Daryl Andrew, P. Eng., PMP, PRINCE2 Practitioner
Manager, Buildings Engineering

/enc

Darren Steponchev

From: Darren Steponchev
Sent: Tuesday, February 03, 2015 11:50 AM
To: 'Daryl Andrew'
Cc: Lorne Chow
Subject: RE: Proposal - 1833 Broad Street Review

Hi Daryl,

Thanks for getting back so quickly with your assessment.
I'm currently waiting on a couple other proposals which I'm anticipating will be in very shortly. I will be able to better answer as to the timeline once these are received.

Cordially,

Darren Steponchev
Senior Bylaw Standards Officer
Bylaw and Licensing Branch
P: 306.777.7110
F: 306.777.6775
E: dsteponchev@regina.ca
Regina.ca



From: Daryl Andrew [<mailto:dandrew@walkerprojects.com>]
Sent: Monday, February 02, 2015 1:13 PM
To: Darren Steponchev
Subject: RE: Proposal - 1833 Broad Street Review

Hi Darren,

I hope that you had a good weekend. I am writing to follow up on our proposal for the Travellers Building. Do you know when the City anticipates making an award for this work?

Cheers,

Daryl Andrew *P. Eng., PMP, PRINCE2 Practitioner*
Manager, Buildings Engineering

WALKER PROJECTS

Consulting Engineers • Project Managers

109-1621 Albert Street Regina, SK S4P 2S5
Main: 306-522-9434 Direct: 306-337-1732 Fax : 306-522-9431
www.walkerprojects.com

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From: Daryl Andrew
Sent: January-23-15 3:44 PM
To: 'dsteponc@regina.ca'
Subject: Proposal - 1833 Broad Street Review

Hi Darren,

Please find attached our proposal for the assessment of 1833 Broad Street (the Travellers Building).

I will give you a call on Monday to discuss.

Have a great weekend!

Daryl Andrew *P. Eng., PMP, PRINCE2 Practitioner*
Manager, Buildings Engineering

WALKER PROJECTS

Consulting Engineers • Project Managers

109-1621 Albert Street Regina, SK S4P 2S5
Main: 306-522-9434 Direct: 306-337-1732 Fax : 306-522-9431
www.walkerprojects.com

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Darren Steponchev

From: RIVA <riva9510@hotmail.com>
Sent: Wednesday, February 04, 2015 12:23 PM
To: Darren Steponchev
Subject: Travellers Building

Good day Darren.

Thank you for connecting with me today.

As we had discussed:

-Having myself assess the Travellers building once assess is granted -Entering the building once been assessed for structural intergeity and is safe to walk in.
[18\(1\)\(a\), 18\(1\)\(c\)](#)

If you would like any other information or if I have missed any of our conversation please reply back or call anytime. I am available always.

Always on Stand by.

Richard Swallow
Certified Bird Control Specialist and Installer.

RIVA Specialized Cleaning Services and Pigeon Control.

mobile direct @ 306.591.2088
toll free @ 1.844.591.2088
email - riva9510@hotmail.com

Darren Steponchev

From: Warren Gagnon <warren@bbkeng.ca>
Sent: Monday, March 02, 2015 2:39 PM
To: Darren Steponchev
Cc: Lorne Chow
Subject: RE: 1833 Broad St (Travellers Building)
Attachments: 10100 - 1833 Broad Street Support of Brick Frontage.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Darren,

As per your request, please find attached Brownlee Beaton Kreke's proposal for structural engineering services regarding the support of the heritage protected multi-whythe brick frontage at 1833 Broad Street. If you have any questions regarding our proposal, please do not hesitate to call.

Respectfully,

Warren Gagnon, P. Eng.

Design Engineer



BROWNLEE BEATON KREKE Regina Ltd.
Suite 400 -- 4010 Pasqua Street
Regina, SK S4S 7B9
Bus: (306)584-8833
Fax: (306)586-9477
warren@bbkeng.ca

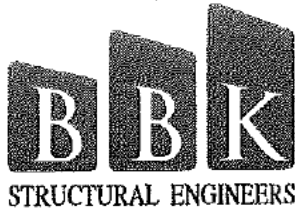
From: Darren Steponchev [<mailto:DSTEPONC@regina.ca>]
Sent: February 24, 2015 11:32 AM
To: Warren Gagnon (warren@bbkeng.ca)
Subject: 1833 Broad St (Travellers Building)

Hi Warren,

I'm just following up with you to see if your firm is still interested in giving the City of Regina an assessment (quote) on the travellers building at 1833 Broad St.

Cordially,

Darren Steponchev
Senior Bylaw Standards Officer
Bylaw and Licensing Branch
P: 306.777.7110
F: 306.777.6775
E: dsteponchev@regina.ca
Regina.ca



March 2, 2015

City of Regina
2476 Victoria Avenue
Regina, Saskatchewan
S4P 3C8

Attention: Darren Steponchev

**RE: SUPPORT OF BRICK FRONTAGE - TRAVELLERS BUILDING
REGINA, SASKATCHEWAN
OUR FILE NO. 10010**

Dear Darren:

Thank you for the opportunity to provide you with a proposal for structural services for the above noted project. It is our understanding that the City of Regina would like to save the heritage deemed brick frontage of 1833 Broad Street (Travellers Building).

It is our understanding that the scope of BBK's work is as follows:

- Provide engineer stamped drawings regarding new structure to the interior of the building to provide lateral support of the brick frontage such to allow demolition of the remainder of the building and allow the frontage to be incorporated into a future design.
 - New structure to include HSS frame to the interior of the building fastened to multi wythe brick frontage
 - New cast in place concrete piles and knee braces to provide lateral resistance to new HSS frame and brick frontage. Structure is to remain until the heritage brick frontage is incorporated into a new building design. It is our understanding that this support structure is temporary (1 – 3 years).
- Some selective demolition will be required as provided by owner or City of Regina to confirm structural systems along heritage frontage. The purpose for this investigation is to properly understand the building system before contract documents are created and to limit change orders during the construction/demolition phase.

The fee for the above noted scope is as follows:

- Initial Inspection
- Design and drafting
- Contract administration

18(1)(d)

TOTAL FIXED FEE

All aforementioned fees are subject to applicable taxes.

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

Yours truly,

**BROWNLEE BEATON KREKE
(Regina) Ltd.**


Warren Gagnon, P.Eng

BROWNLEE BEATON KREKE

SUITE 400 4010 PASQUA STREET, REGINA, SASKATCHEWAN, CANADA, S4S 7B9
P 306.584.8833 F 306.586.9477 E bbkregina@bbkeng.ca

Briefing Note 1833 Broad Street Travellers Building

Contact: Lorne Chow, Manager, Bylaw Enforcement and 306-537-1921

Prepared by: Lorne Chow, Manager, Bylaw Enforcement and 306-537-1921

March 5, 2015

ISSUE

How to deal with public safety and structural integrity concerns with the heritage designated building located at 1833 Broad Street commonly known as Travellers Building.

KEY MESSAGES

The Travellers Building is creating hazardous conditions to neighbouring properties and pedestrians walking the adjacent sidewalk. The Administration has a plan to address the problem.

BACKGROUND

On December 10, 2014, a number of internal stakeholders met to plan on how to address the problem of the Travellers Building. An Order to Comply was mailed on December 18, 2014 by registered mail to the owner to provide an engineer's report on

the structural adequacy of the entire building and whether the façade can retained/conserved. The owner has not complied. The Administration is receiving quotes from various engineer firms and environmental companies. One of the recommendations from the environmental company is to euthanize the pigeons. This might create a public controversy. Another problem is to gain access into the building and conduct a proper analysis of the structural adequacy of the building.

COURSE OF ACTION

16(1)(b)

QUESTIONS AND ANSWERS

16(1)(b)

Lorne Chow

From: Lorne Chow
Sent: Wednesday, April 08, 2015 4:36 PM
To: Cheryl Willoughby
Cc: Darren Steponchev; Gordon Reeve
Subject: 1833 Broad Street - Travellers Building

Hi Cheryl,

21(a)(b)

Thanks.

Lorne

Darren Steponchev

From: Lorne Chow
Sent: Thursday, April 16, 2015 4:38 PM
To: Christine Clifford; Cheryl Willoughby
Cc: Darren Steponchev; Gordon Reeve
Subject: RE: 1833 Broad Street - Travellers Building

Thanks, Christine.

Lorne

From: Christine Clifford
Sent: Thursday, April 16, 2015 4:35 PM
To: Cheryl Willoughby; Lorne Chow
Cc: Darren Steponchev; Gordon Reeve
Subject: RE: 1833 Broad Street - Travellers Building

21(a)(b)

From: Cheryl Willoughby
Sent: Thursday, April 16, 2015 4:21 PM
To: Lorne Chow
Cc: Darren Steponchev; Gordon Reeve; Christine Clifford
Subject: RE: 1833 Broad Street - Travellers Building

21(a)(b)

Cheryl Willoughby, LL.B.
Legal Counsel
City Solicitor's Office

From: Lorne Chow
Sent: Wednesday, April 08, 2015 4:36 PM

To: Cheryl Willoughby
Cc: Darren Steponchev; Gordon Reeve
Subject: 1833 Broad Street - Travellers Building

Hi Cheryl,

21(a)(b)

Thanks.

Lorne

Darren Steponchev

From: Darren Steponchev
Sent: Wednesday, May 27, 2015 1:05 PM
To: Ernie Polsom
Subject: RE: 1833 Broad Street - Travellers Building

Will do
Thanks,
Darren

From: Ernie Polsom
Sent: Wednesday, May 27, 2015 12:56 PM
To: Darren Steponchev
Cc: Lorne Chow; Gordon Reeve; Jeannette Lye
Subject: Re: 1833 Broad Street - Travellers Building

16(1)(b)

Ernie

Sent from my BlackBerry 10 smartphone on the SaskTel network.

From: Darren Steponchev
Sent: Wednesday, May 27, 2015 9:09 AM
To: Ernie Polsom
Cc: Lorne Chow; Gordon Reeve
Subject: 1833 Broad Street - Travellers Building

Hi Chief,

16(1)(a)(b)

16(1)(a)(b)

Cheers,

Darren Steponchev
Senior Bylaw Standards Officer
Bylaw and Licensing Section
P: 306.777.7110
F: 306.777.6775
E: dsteponchev@regina.ca
Regina.ca



City of Regina

Darren Steponchev

From: Darren Steponchev
Sent: Monday, June 08, 2015 12:32 PM
To: 'RIVA'
Subject: RE: Travellers Building

Hello

That's too bad!! Sounds good

Thanks,
Darren

From: RIVA [mailto:riva9510@hotmail.com]
Sent: Monday, June 08, 2015 12:29 PM
To: Darren Steponchev
Subject: RE: Travellers Building

Good afternoon Darren..

I apologies for the delay with sending you your information.

18(1)(d)

Regards and Always on Stand by.

Richard Swallow
Certified Bird Control Specialist and Installer

RIVA Specialized Cleaning Services and Pigeon Control
306.591.2088
1.844.591.2088
riva9510@hotmail.com
www.pigeoncanada.net

--- Original Message ---

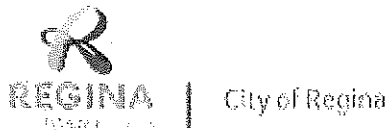
From: "Darren Steponchev" <DSTEPONC@regina.ca>
Sent: May 25, 2015 12:42 PM
To: "RIVA" <riva9510@hotmail.com>
Cc: "Gordon Reeve" <GREEVE@regina.ca>, "Lorne Chow" <LCHOW@regina.ca>
Subject: RE: Travellers Building

Hi Richard,

The questions you have are dependent on the recommendations made by the Engineer, if it's feasible to repair or not. So if possible would you provide some #'s for both scenarios.

Cordially,

Darren Steponchev
Senior Bylaw Standards Officer
Bylaw and Licensing Section
P: 306.777.7110
F: 306.777.6775
E: dsteponchev@regina.ca
Regina.ca



From: RIVA [<mailto:riva9510@hotmail.com>]
Sent: Friday, May 22, 2015 2:03 PM
To: Darren Steponchev
Subject: RE: Travellers Building

Darren,

What level of clean are you wanting?

I can do one of two depending on what the plan is with the building.

1. Clean to allow for safe demolish?
2. Clean for salvage and reno?

Regards and Always on Stand by.

Richard Swallow
Certified Bird Control Specialist and Installer

RIVA Specialized Cleaning Services and Pigeon Control
306.591.2088
1.844.591.2088
riva9510@hotmail.com
www.pigeoncanada.net

--- Original Message ---

From: "Darren Steponchev" <DSTEPONC@regina.ca>
Sent: May 8, 2015 2:16 PM
To: "RIVA" <riva9510@hotmail.com>
Subject: RE: Travellers Building

Thanks

From: RIVA [<mailto:riva9510@hotmail.com>]
Sent: Friday, May 08, 2015 2:04 PM
To: Darren Steponchev
Subject: RE: Travellers Building

not at all..

Regards and Always on Stand by.

Richard Swallow
Certified Bird Control Specialist and Installer

RIVA Specialized Cleaning Services and Pigeon Control
306.591.2088
1.844.591.2088
riva9510@hotmail.com
www.pigeoncanada.net

--- Original Message ---

From: "Darren Steponchev" <DSTEPONC@regina.ca>
Sent: May 8, 2015 2:01 PM
To: "RIVA" <riva9510@hotmail.com>
Subject: RE: Travellers Building

Is it possible to get numbers for both, if it's not too much of a hassle for you.

Thanks,
Darren

From: RIVA [<mailto:riva9510@hotmail.com>]
Sent: Friday, May 08, 2015 1:59 PM
To: Darren Steponchev
Subject: RE: Travellers Building

Hi Darren. are you looking for abatement and clean up? or Babaitment, clean up and removal of all birds?

Regards and Always on Stand by.

Richard Swallow
Certified Bird Control Specialist and Installer

RIVA Specialized Cleaning Services and Pigeon Control
306.591.2088
1.844.591.2088
riva9510@hotmail.com
www.pigeoncanada.net

--- Original Message ---

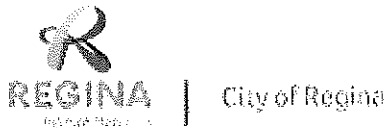
From: "Darren Steponchev" <DSTEPONC@regina.ca>
Sent: May 8, 2015 1:57 PM
To: "Richard Swallow" <riva9510@hotmail.com>
Subject: RE: Travellers Building

Hi Richard,

We're getting closer to resolving the issue at 1833 Broad St (Travellers Building) what I'm looking for is a quote or proposal from you.

Cheers,

Darren Steponchev
Senior Bylaw Standards Officer
Bylaw and Licensing Branch
P: 306.777.7110
F: 306.777.6775
E: dsteponchev@regina.ca
Regina.ca



From: Richard Swallow [<mailto:riva9510@hotmail.com>]
Sent: Thursday, February 05, 2015 1:44 PM
To: Darren Steponchev
Subject: RE: Travellers Building

Your welcome Darren,
Please keep me posted on any information or assistance I can help with..

Regards, & Always on Stand by

Richard Swallow
Certified Bird Control Specialist & Installer

RIVA Specialized Cleaning & Pigeon Control
306.591.2088
email: riva9510@hotmail.com
website: www.pigeoncanada.ca

> From: DSTEPONC@regina.ca
> To: riva9510@hotmail.com
> Subject: RE: Travellers Building
> Date: Thu, 5 Feb 2015 16:29:23 +0000
>

> Welcome, thanks for getting back to me so quick..

>

> Cheers,

>

> Darren

>

> -----Original Message-----

> From: RIVA [<mailto:riva9510@hotmail.com>]

> Sent: Wednesday, February 04, 2015 12:23 PM

> To: Darren Steponchev

> Subject: Travellers Building

>

> Good day Darren.

>

> Thank you for connecting with me today.

>

> As we had discussed:

>

> -Having myself assess the Travellers building once assess is granted -Entering the building once been assessed for structural intergeity and is safe to walk in.

18(1)(a), 18(1)(c)

>

> If you would like any other information or if I have missed any of our conversation please reply back or call anytime. I am available always.

>

> Always on Stand by.

>

> Richard Swallow

> Certified Bird Control Specialist and Installer.

>

> RIVA Specialized Cleaning Services and Pigeon Control.

>

> mobile direct @ 306.591.2088

> toll free @ 1.844.591.2088

> email - riva9510@hotmail.com

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Darren Steponchev

From: Richard Swallow <riva9510@hotmail.com>
Sent: Monday, July 20, 2015 11:43 AM
To: Darren Steponchev
Subject: Travellers Building Abatement & Cleaning
Attachments: Travellers Building Regina,, PDF.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning Darren,

Thank you for your patience while waiting for your proposal.

I have spent many hours writing this so it is clear and concise with the work that must be done in order to provide a proper and safe working area for both scenarios.

Please see attached Bird Control Clean up Proposal in PDF format.

I am available for consultation any time if required.

I am also very knowledgeable with this building and its current condition.

Thank you in advance for allowing myself to provide this information to you.

**Regards, & Always on Stand by
Richard Swallow
Certified Bird Control Specialist & Installer**



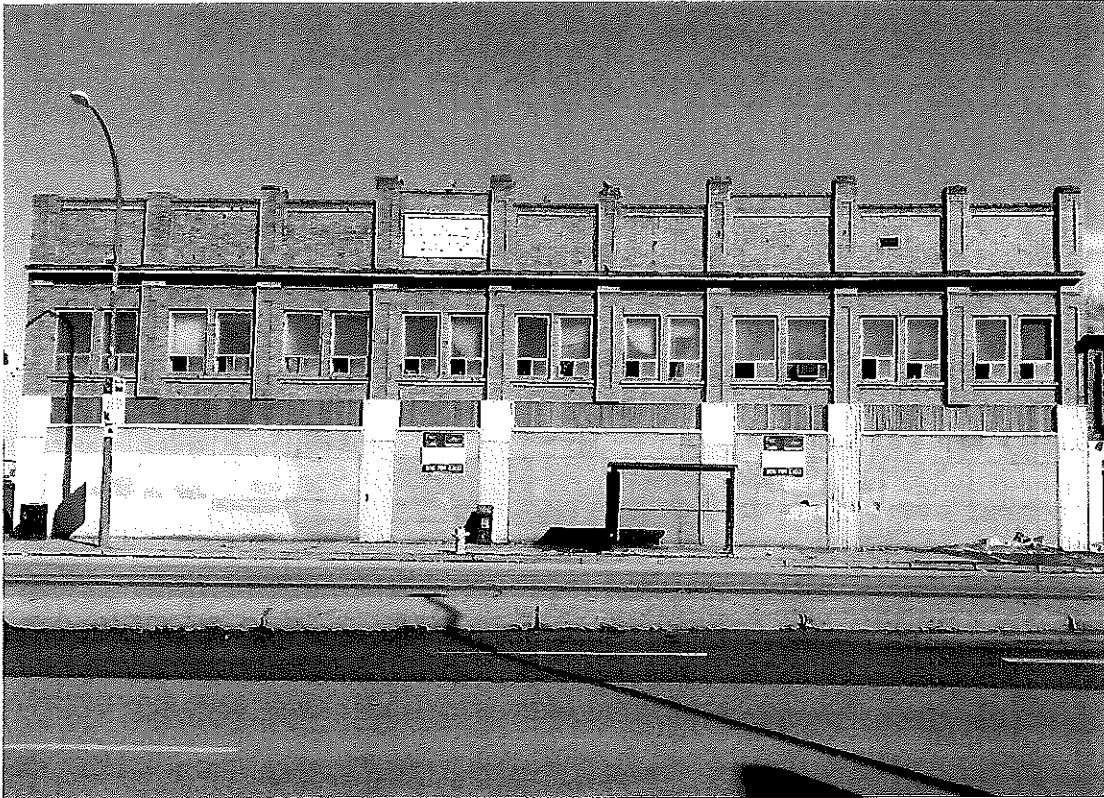
**Direct 1.306.591.2088 - Toll Free 1.844.591.2088
- www.pigeoncanada.net**

For: **City of Regina / Travellers Building**

1833-43 Broad Street Regina Saskatchewan

Presented by: **Richard Swallow with**

RIVA Specialized Cleaning Services & Pigeon Control



Our mission:

We will differentiate our company in the marketplace as quality partners by providing the most effective, safe, cost efficient and environmentally responsible solutions to our client's challenges.

RIVA Specialized Cleaning Services and Pigeon Control was founded by Richard Swallow in 2011 to provide site specific solutions to wild bird infestations. RIVA operates throughout Saskatchewan providing the highest possible standards in service quality to ensure that we are able to set the bench mark within the industry. With new cutting-edge programs products and technologies, our trained and experienced technicians are able to deliver our high quality services while delivering professional and complete customer satisfaction.

To date we have achieve a 100% bird free environment to every client who have contracted our bird control services and allowed us to deliver our programs in full with our bird free guarantee.

Identifying the issues with birds

18(1)(a), 18(1)(c)

I have been requested to provide 2 quotations to comply with the following:

18(1)(c)

Proposed cleaning processes and procedures:

1. Clean for renovation

18(1)(a), 18(1)(b)(c)

2. Clean for Demolition

18(1)(a), 18(1)(b)(c)

The working area:

18(1)(a), 18(1)(b)(c)

Quotation for our proposed works

18(1)(a), 18(1)(b)(c), 18(1)(d)

Experience in the industry:

18(1)(c)

18(1)(a), 18(1)(b)(c)

18(1)(a), 18(1)(b)(c)

18(1)(a), 18(1)(b)(c)

18(1)(a), 18(1)(b)

18(1)(a), 18(1)(b)(c)

18(1)(a), 18(1)(b)(c)

RIVA Specialized Cleaning & Pigeon Control
2835-6th Ave North
Regina, Saskatchewan
S4R-0P3
306.591.2088

Richard Swallow
Owner/General Manager

Richard Swallow

18(1)(a), 18(1)(b)(c)

Darren Steponchev

From: Lorne Chow
Sent: Tuesday, August 18, 2015 8:46 AM
To: Darren Steponchev
Cc: Gordon Reeve
Subject: FW: 1833 Broad Street - Traveller Building
Attachments: Wildlife Management Position Statement.pdf

Follow Up Flag: Follow up
Flag Status: Completed

For your reference.

Lorne

From: Lisa Koch [mailto:lkoch@reginahumane.ca]
Sent: Tuesday, June 02, 2015 9:58 AM
To: Lorne Chow
Cc: Steve Battistolo
Subject: RE: 1833 Broad Street - Traveller Building

Hi Lorne,

I've attached the Regina Humane Society's position statement on Wildlife Management for your reference. The Humane Society does not possess expertise specific to pigeons. Accordingly, we don't feel that our presence would be of benefit to the conversation. Please feel free to give me a call if you would like to discuss further.

Best regards,

Lisa Koch
Executive Director
Regina Humane Society
P.O. Box 3143, Regina, SK S4P 3G7
Telephone: (306) 543-6363 ext. 223
Facsimile: (306) 545-7661
E-Mail: <mailto:lkoch@reginahumane.ca>
Web-site: www.reginahumanesociety.ca

From: Lorne Chow [mailto:LCHOW@regina.ca]
Sent: Wednesday, May 27, 2015 8:10 AM
To: Lisa Koch; Steve Battistolo
Cc: Darren Steponchev; Andrea McNeil-Wilson
Subject: 1833 Broad Street - Traveller Building

Hi Lisa and Steve,

I would like to set up a meeting with you two and RIVA, our contractor that will deal with the pigeons inside the Travellers Building. We will hear from RIVA and how they will deal with the live and dead pigeons and the other associated problems.

I anticipate the meeting will be one hour in length. Please provide me with suitable times and days in order to provide them to RIVA. We will meet in City Hall. Thanks.

Lorne

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**Regina
Humane
Society**

Wildlife Management

Position

The Regina Humane Society supports preventative and proactive methods of population control that reduce or eliminate the need for lethal intervention.

Non-lethal preventative alternatives include exclusion techniques and non-harmful physical or chemical deterrents to address perceived pests through integrated pest management techniques, which minimize the impact on the environment and other animal species.

Only when human health or herd/flock health are at serious risk, and where non-lethal methods have been exhausted, should methods of lethal control that minimize suffering and cause a quick death be considered. Such lethal methods should only be used as an exception and implemented during emergencies to alleviate a serious problem that has not been proactively addressed.

Darren Steponchev

From: Jeannette Lye
Sent: Thursday, April 27, 2017 9:36 AM
To: Darren Steponchev; Colleen Pipp
Subject: Traveller's building

Good morning,

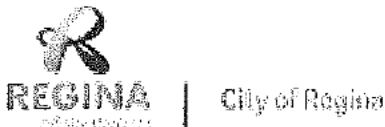
Here is the latest update I have received from Development Services (as of April 27, 2017):

- The site has been turned over to the property owner and the Development Services is currently working with Mr. Lee on plans to demolish the remainder of the building. The fencing on the sidewalk will need to remain in order to secure the site until the remainder of the demolition is complete.
- The City is currently reviewing the demolition permit and Mr. Lee will be contacted by Building Standards once the demolition permit is ready to be picked up. I advised that the permit be picked up immediately upon notice from Building Standards and upon pick up the work is to commence within 10 days with the demolition completed within 30 days. 16(1)(b)(c)
16(1)(b)(c)
- 16(1)(b)(c)

Thanks,

Jeannette Lye
Manager, Bylaw Enforcement
Regina Fire & Protective Services

P: 306.519.3862
F: 306.777.6807
E: jllye@regina.ca
Regina.ca



Darren Steponchev

From: Colleen Pipp
Sent: Wednesday, April 12, 2017 7:31 AM
To: Darren Steponchev
Subject: FW: Travellers Building Update

Follow Up Flag: Follow up
Flag Status: Completed

From: Michelle Lavallee
Sent: April-11-17 11:17 AM
To: Colleen Pipp <CPIPP@regina.ca>; Jeannette Lye <JLYE@regina.ca>
Subject: FW: Travellers Building Update

Hello Colleen and Jeannette,

Colleen this is a follow up to the meeting last week about the traveller's building. As you can see we will be putting together a meeting (through Varvara) to go forward with 15(1)(b)
15(1)(b) This has not been sent out yet.

Jeannette, as a heads up, I have asked that you be invited to this meeting as we are keeping it manager level for the time being.

Thanks

Michelle Lavallee
Manager, Building Standards
Development Services

P: 306.777.7583

From: Fred Searle
Sent: April-11-17 11:06 AM
To: Michelle Lavallee <MLAVALLE@regina.ca>
Subject: FW: Travellers Building Update

FYI

From: Fred Searle
Sent: Tuesday, April 11, 2017 9:59 AM
To: Liberty Brears <LBREARS@regina.ca>
Subject: Travellers Building Update

Hello Liberty,

I meant to discuss this with you yesterday.

I met with Cheryl and Louise to discuss the Travellers Building status.