

Ben Mario

From: Mark Whiting <mark.whiting@rbe.sk.ca>
Sent: Friday, June 8, 2018 11:08 AM
To: Ben Mario
Subject: RE: Zoning Bylaw Amendment Application (18-Z-10)

Categories: Follow-up

The Regina School Division No. 4 of Saskatchewan has no comment to provide for the above mentioned application.

Mark Whiting MBA
Supervisor, Policy Planning and Research
Regina Public Schools
306 523-3142
mark.whiting@rbe.sk.ca
June 8, 2018

From: Development Services Admin [<mailto:DevServicesAdmin@regina.ca>]
Sent: Friday, June 8, 2018 10:22 AM
Subject: Zoning Bylaw Amendment Application (18-Z-10)

Please find the attached for the Zoning Bylaw Amendment Application (18-Z-10) – Existing IB – Medium Industrial Zone to IA – Light Industrial Zone – 221 N Winnipeg Street.

If there are any further questions please contact Ben Mario at 306-777-7582 or email bmario@regina.ca

Please do not respond to this email.

Thank you.

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.

This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail and delete all copies of this message.

Please consider the environment before printing this e-mail.

Richel Nixon

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

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

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

Hello John,

Hope all is well,

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

Fred.

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

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

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

Hi John,

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

Thanks,

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

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



City of Regina

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

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

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

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

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

In addition, we wanted to confirm that the Zoning Bylaw Amendment Application to IA zoning, to assist with subsequent tenancies, [18\(1\)\(b\)](#) is being processed along with the additional information provided, and the discussion on May 10, 2018. Please advise as to the status of our application and key dates going forward that we may need to attend (ie. Hearings).

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

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

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

[18\(1\)\(b\)\(c\)](#)

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: Nathan Luhnning
Sent: Thursday, June 14, 2018 8:36 AM
To: Ben Mario
Cc: Grant Yablonski; Scott Thomas
Subject: RE: Zoning Bylaw Amendment Application (18-Z-10)

Categories: Follow-up

Hey Ben, This will be well served by Transit with two bus routes operating on Winnipeg Street. The routes near here took a hit in ridership when Staples closed. Thanks.

From: Development Services Admin
Sent: Friday, June 08, 2018 10:22 AM
Subject: Zoning Bylaw Amendment Application (18-Z-10)

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If there are any further questions please contact Ben Mario at 306-777-7582 or email bmario@regina.ca

Please do not respond to this email.

Thank you.

Ben Mario

From: Lauren Miller
Sent: Monday, June 18, 2018 4:40 PM
To: Ben Mario
Subject: RE: Zoning Bylaw Amendment Application (18-Z-10)

Categories: Follow-up

Good afternoon Ben,

The Zone Forward Project Team has reviewed the above noted circulation and have no concerns.

As a note, the circulation did not clearly identify what type of office the applicant is looking to have on this property. As part of our development of new zones, we anticipate that while Office-Clinic, Office-Industry and Office-Laboratory are being contemplated for the lands included in this circulation, Office-General and Office-Government are not.

Have a good day,

Lauren Miller, MCIP, RPP, AICP

Manager, City Projects
Development Services
P: 306.751.4458
F: 306.777.6804
E: lamiller@regina.ca
Regina.ca



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Sent: Friday, June 08, 2018 10:22 AM
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Please do not respond to this email.

Thank you.

Ben Mario

From: Sahar Khelifa
Sent: Tuesday, June 19, 2018 10:35 AM
To: Ben Mario
Cc: Shanie Leugner; Michael Cotcher; Femi Adegeye
Subject: UP Response - 18-Z-10 Circulation
Attachments: UP Response Final.pdf

Categories: Follow-up

Hello Ben,

I hope you are well.

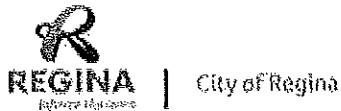
Please find attached the Urban Planning Branch's response to the 18-Z-10 circulation.

Let us know if you have any questions.

Thank you!

Sahar Khelifa
City Planner 1
City Planning + Development
P: 306.539.5908
E: skhelifa@regina.ca
Regina.ca

We are on Treaty 4 Land & the Traditional Homeland of the Métis



mc/sk

C: Michael Cotcher, Senior City Planner, Urban Planning Branch
Adefemi Adegeye, Senior Policy Analyst, Urban Planning Branch
Sahar Khelifa, City Planner 1, Urban Planning Branch

\\city.regina.ca\dfs\Planning\Wordpro\URBAN\Circs\01_Current 2018\18-Z-10\UP Response.docx



City of Regina

Memo

June 18, 2018

To: Ben Mario
Senior City Planner, Current Planning Branch

Re: Zoning Bylaw Amendment Application (18-Z-10) – Existing IB-Medium Industrial
Zone to IA – Light Industrial Zone – 221 N Winnipeg

Thank you for the opportunity to comment on the above referenced application. Previously the Urban Planning Branch provided our interpretations of the office development policies in the Official Community Plan (OCP) – Section D5, Goal 5, as they relate to this proposal. We put forth the following recommendations in the memo to the Current Planning Branch dated May 25, 2018 (attached):

While our Branch does not oppose the application, we do have concerns and recommend supporting the application on the following conditions:

- That it is demonstrated that the office is an accessory use to other uses (e.g. warehousing)
- That the vacant part of the building would not be used in future for office purposes that are not accessory to other uses.
- That it will not involve relocation of downtown office workers/space which would affect the vacancy rate of the downtown, which may be in conflict with Section D5, Goal 5 of the OCP to ensure the downtown remains the primary business centre of the city.

It is our understanding that the office portion of the proposal will not exceed 1,000 m² and will be accessory to other uses consistent with the IA zone. Therefore, we do not have any concerns with this application as it would not conflict with the OCP. The applicant should be made aware of the last bullet above regarding potential conflicts to the OCP should they wish to pursue additional office space at that location in the future.

Sincerely,

Shanie Leugner
Manager, Urban Planning Branch

Urban Planning Branch
Planning Department
City Planning & Development Division
Queen Elizabeth II Court | 2476 Victoria Avenue
PO Box 1790 | REGINA SK S4P 3C8
P: 306-777-4290
Regina.ca

Ben Mario

From: Andrea Nylen
Sent: Monday, June 25, 2018 3:19 PM
To: Ben Mario
Cc: Michelle Lavallee
Subject: Zoning Bylaw Amendment Application (18-Z-10)

Categories: Follow-up

Hi Ben,

Building standards has reviewed the above mentioned application and does not have any concerns. Any repurpose of the building (ie renovations) requires a building permit.

Regards,
Andrea

From: Michelle Lavallee
Sent: June-08-18 11:31 AM
To: Andrea Nylen <ANYLEN@regina.ca>
Subject: FW: Zoning Bylaw Amendment Application (18-Z-10)

For your review

Michelle Lavallee
Manager, Building Standards
Development Services

P: 306.777.7583

From: Development Services Admin
Sent: June-08-18 10:22 AM
Subject: Zoning Bylaw Amendment Application (18-Z-10)

Please find the attached for the Zoning Bylaw Amendment Application (18-Z-10) – Existing IB – Medium Industrial Zone to IA – Light Industrial Zone – 221 N Winnipeg Street.

If there are any further questions please contact Ben Mario at 306-777-7582 or email bmario@regina.ca

Please do not respond to this email.

Thank you.

Richel Nixon

From: Fred Searle
Sent: June-25-18 3:44 PM
To: Louise Folk; Shauna Bzdel; Diana Hawryluk; Shanie Leugner
Subject: 221 N. Winnipeg Street - Summary
Attachments: Winnipeg Street.docx

Hello Everyone,

This is in follow up to our recent meeting regarding the status of the proposal for the Staples Call Center building.

Please find attached the land use analysis and policy rationale. The proposal to rezone the site from IB – Medium Industrial to IA – Light Industrial is in progress with a tentative consideration at RPC in August. The uses proposed are permitted and as such the application moving forward would not include consideration under the discretionary use process.

Please let me know if you have any questions.

Fred.

Land Use Classification – 221 N. Winnipeg Street - Ministry of Highway and Infrastructure (MHI)

Building Information:

- The existing building is approximately 12,800 m2 in area.
- Approximately 4,615m² of space within the building is warehouse and the remaining 8185m2 of non-warehouse space that has previously been occupied by SIAST as a vocational school and Staples as a retail call center. (35% Warehouse and 65% Office).

Development Permit – Land Use Analysis:

Ministry of Highways – Business Function	Floor Area	Land Use Classification	Land Use Status (IA Zone)
13(1)(b)	First Floor		
13(1)(b)	Second Floor		
13(1)(b)	Site		

Note:

The property was purpose built as a vocational school and was most recently used for a retail call center by Staples/Quill. The call center was classified as "Retail" in approximately 2000 and was not considered to be "office". Staples still occupies approximately 1692m² on the second floor of the building. The 13(1)(b) is similar in function to previous use.

The Current Zoning of the property is IB – Medium Industrial, in which Office, Industry is not permitted. The applicant has submitted an application to rezone the property to IA – Light Industrial, which accommodates up to 1,000m² Office, Industry as a permitted use.

The 13(1)(b) are public service uses similar to a police station and Emergency Call Center. These land uses should not be subject to office policy requirements.

Policy Analysis:

- Section D5, Goal 5 of the Design Regina: *The Official Community Plan, Bylaw No. 2013-48* (OCP) intention is to support the downtown as the city's primary business centre by ensuring that medium office and major office developments are located within the identified office areas and urban centres.
- The Ministry of Central Services submitted an application to allow for the use of an existing building which is not in the identified office areas and urban centres.
- The OCP office development policies apply to medium and major office development that are "purpose-built" (OCP Appendix C Definitions). The proposed relocation of the Ministry of Central Services user groups to 221 Winnipeg Street North would not contradict the OCP office development policies because it would be a conversion of an existing building, which does not fall under the definition of medium or major office.

The applicant should be made aware that if there is a desire to expand the facility in the future to accommodate office spaces, this could be interpreted as a contravention of the policy given that the expansion would be purpose-built. This proposal is being accommodated on the basis that no new floor area is added, that the office is accessory to a principal use, that it will not involve relocation of downtown leasable floor area.

Richel Nixon

From: Fred Searle
Sent: June-25-18 4:00 PM
To: Ben Mario
Subject: Staples
Attachments: Winnipeg Street.docx

Ben,

This was the info that I sent to Louise, Shauna, and Diana.

Let me know if you have any questions.

Fred.

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Development Permit – Land Use Analysis:

Ministry of Highways – Business Function	Floor Area	Land Use Classification	Land Use Status (IA Zone)
Main Floor			

13(1)(b)

Second Floor

13(1)(b)

Site

13(1)(b)

Note:

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Ben Mario

From: Veronica Schroder
Sent: Tuesday, June 26, 2018 9:15 AM
To: Ben Mario
Cc: 6thFloorAdmin
Subject: RE: Zoning Bylaw Amendment Application (18-Z-10)

Categories: Follow-up

Hello Ben,

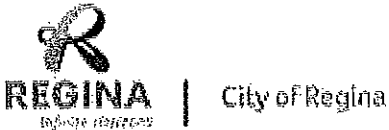
No comments from Community Services about the above-noted application.


Thanks

Veronica

Veronica Schroder, CSLA, PMP
Coordinator, Recreation Facility Development
Community Services Department
City Services Division

P: 306.751.4241
F: 306.777.6828
E: vschroder@regina.ca
Regina.ca



 Please consider the environment before printing this email

From: 6thFloorAdmin
Sent: Friday, June 8, 2018 12:44 PM
To: Veronica Schroder <VSCHRODE@regina.ca>
Subject: FW: Zoning Bylaw Amendment Application (18-Z-10)

Debbie Herperger
Administrative Secretary
Community Services

P: 306.777.7835
F: 306.777.6828
E: dherperg@regina.ca
Regina.ca

From: Development Services Admin
Sent: Friday, June 8, 2018 10:22 AM
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Please do not respond to this email.

Thank you.

Richel Nixon

From: Louise Folk
Sent: June-26-18 12:51 PM
To: Fred Searle
Cc: Diana Hawryluk; Shauna Bzdel; Shanie Leugner
Subject: FW: 221 N. Winnipeg Street - Summary
Attachments: Winnipeg Street.docx

Hi Fred,

Thanks for providing the analysis. What would be the timing for consideration of the zoning amendment to RPC?

16(1)(b)

Have a great afternoon,

Louise

From: Fred Searle
Sent: June-25-18 3:44 PM
To: Louise Folk <LFOLK@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>; Diana Hawryluk <DHAWRYLU@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>
Subject: 221 N. Winnipeg Street - Summary

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13(1)(b)



Second Floor			
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13(1)(b)



Site			
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13(1)(b)



Note:

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Richel Nixon

From: Louise Folk
Sent: June-27-18 4:59 PM
To: Fred Searle
Cc: Richel Nixon
Subject: FW: 221 N. Winnipeg Street - Summary

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Fred, it'll be for the July 9, 2018.
So we'll need the materials for early next week for Diana ...
Louise

From: Diana Hawryluk
Sent: June-27-18 4:56 PM
To: Louise Folk <LFOLK@regina.ca>; Lorrie Snook <LSNOOK@regina.ca>
Subject: RE: 221 N. Winnipeg Street - Summary


No let's do it the following week as I have to go through the materials. But you will have to do it without me.

Are you ok with that.

D

From: Louise Folk
Sent: Wednesday, June 27, 2018 4:42 PM
To: Diana Hawryluk <DHAWRYLU@regina.ca>; Lorrie Snook <LSNOOK@regina.ca>
Subject: RE: 221 N. Winnipeg Street - Summary

15(1)(b), 16(1)(b)




Louise

From: Diana Hawryluk
Sent: June-27-18 4:40 PM
To: Lorrie Snook <LSNOOK@regina.ca>; Louise Folk <LFOLK@regina.ca>
Subject: FW: 221 N. Winnipeg Street - Summary

Hi

16(1)(b)



D

From: Louise Folk
Sent: Tuesday, June 26, 2018 12:51 PM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Diana Hawryluk <DHAWRYLU@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>
Subject: FW: 221 N. Winnipeg Street - Summary

Hi Fred,

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16(1)(b)

Have a great afternoon,

Louise

From: Fred Searle
Sent: June-25-18 3:44 PM
To: Louise Folk <LFOLK@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>; Diana Hawryluk <DHAWRYLU@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>
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Please let me know if you have any questions.

Fred.

Richel Nixon

From: Fred Searle
Sent: June-27-18 8:23 AM
To: Louise Folk
Cc: Diana Hawryluk; Shauna Bzdel; Shanie Leugner; Ben Mario
Subject: RE: 221 N. Winnipeg Street - Summary

Hello Louise,

We have targeted August 2, 2018 for the Regina Planning Commission meeting. This would be the report that addresses the rezoning of the property from IB – Medium Industrial Zone to IA – Light Industrial Zone and the appropriateness of this change as it relates to this property and development.

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



Let me know if you have any feedback on our approach forward.

Fred.

From: Louise Folk
Sent: Tuesday, June 26, 2018 12:51 PM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Diana Hawryluk <DHAWRYLU@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>
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16(1)(a)(b)

Louise

From: Diana Hawryluk
Sent: June-27-18 4:40 PM
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Subject: FW: 221 N. Winnipeg Street - Summary

Hi

16(1)(a)(b)

D

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Sent: Tuesday, June 26, 2018 12:51 PM
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Hello Everyone,

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Please find attached the land use analysis and policy rationale. The proposal to rezone the site from IB – Medium Industrial to IA – Light Industrial is in progress with a tentative consideration at RPC in August. The uses proposed are permitted and as such the application moving forward would not include consideration under the discretionary use process.

Please let me know if you have any questions.

Fred.

Land Use Classification – 221 N. Winnipeg Street - Ministry of Highway and Infrastructure (MHI)

Building Information:

- The existing building is approximately 12,800 m2 in area.
- Approximately 4,615m² of space within the building is warehouse and the remaining 8185m2 of non-warehouse space that has previously been occupied by SIAST as a vocational school and Staples as a retail call center. (35% Warehouse and 65% Office).

Development Permit – Land Use Analysis:

Ministry of Highways – Business Function	Floor Area	Land Use Classification	Land Use Status (IA Zone)
Main Floor			

13(1)(b)



Second Floor			
--------------	--	--	--

13(1)(b)



Site			
------	--	--	--

13(1)(b)



Note:

The property was purpose built as a vocational school and was most recently used for a retail call center by Staples/Quill. The call center was classified as "Retail" in approximately 2000 and was not considered to be "office". Staples still occupies approximately 1692m2 on the second floor of the building. The

13(1)(b) is similar in function to previous use.

The Current Zoning of the property is IB – Medium Industrial, in which Office, Industry is not permitted. The applicant has submitted an application to rezone the property to IA – Light Industrial, which accommodates up to 1000m2 Office, Industry as a permitted use.

The 13(1)(b) are public service uses similar to a police station and Emergency Call Center. These land uses should not be subject to office policy requirements.

Policy Analysis:

- Section D5, Goal 5 of the Design Regina: *The Official Community Plan, Bylaw No. 2013-48* (OCP) intention is to support the downtown as the city's primary business centre by ensuring that medium office and major office developments are located within the identified office areas and urban centres.
- The Ministry of Central Services submitted an application to allow for the use of an existing building which is not in the identified office areas and urban centres.
- The OCP office development policies apply to medium and major office development that are "purpose-built" (OCP Appendix C Definitions). The proposed relocation of the Ministry of Central Services user groups to 221 Winnipeg Street North would not contradict the OCP office development policies because it would be a conversion of an existing building, which does not fall under the definition of medium or major office.

The applicant should be made aware that if there is a desire to expand the facility in the future to accommodate office spaces, this could be interpreted as a contravention of the policy given that the expansion would be purpose-built. This proposal is being accommodated on the basis that no new floor area is added, that the office is accessory to a principal use, that it will not involve relocation of downtown leasable floor area.

Richel Nixon

From: Lorrie Snook
Sent: June-28-18 1:17 PM
To: Richel Nixon; Louise Folk; Fred Searle
Subject: RE: 221 N. Winnipeg Street - Summary

Thanks Richel ... I noticed 2 more email after I sent my question. <sigh> sorry!

Lorrie

From: Richel Nixon
Sent: Thursday, June 28, 2018 1:09 PM
To: Lorrie Snook <LSNOOK@regina.ca>; Louise Folk <LFOLK@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Subject: RE: 221 N. Winnipeg Street - Summary

July 9th it will be going.

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



City of Regina

From: Lorrie Snook
Sent: June-28-18 1:04 PM
To: Louise Folk <LFOLK@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: Richel Nixon <RNIXON@regina.ca>
Subject: RE: 221 N. Winnipeg Street - Summary

Hi ...

16(1)(b)

Thank you.

Lorrie

From: Louise Folk
Sent: Wednesday, June 27, 2018 4:43 PM
To: Fred Searle <FSEARLE@regina.ca>

Cc: Lorrie Snook <LSNOOK@regina.ca>; Richel Nixon <RNIXON@regina.ca>
Subject: FW: 221 N. Winnipeg Street - Summary

16(1)(b)

Louise

From: Diana Hawryluk
Sent: June-27-18 4:40 PM
To: Lorrie Snook <LSNOOK@regina.ca>; Louise Folk <LFOLK@regina.ca>
Subject: FW: 221 N. Winnipeg Street - Summary

Hi

16(1)(b)

D

From: Louise Folk
Sent: Tuesday, June 26, 2018 12:51 PM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Diana Hawryluk <DHAWRYLU@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>
Subject: FW: 221 N. Winnipeg Street - Summary

Hi Fred,

Thanks for providing the analysis. What would be the timing for consideration of the zoning amendment to RPC?

13(1)(b)

Have a great afternoon,

Louise

From: Fred Searle
Sent: June-25-18 3:44 PM
To: Louise Folk <LFOLK@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>; Diana Hawryluk <DHAWRYLU@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>
Subject: 221 N. Winnipeg Street - Summary

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Please let me know if you have any questions.

Fred.

Richel Nixon

From: Fred Searle
Sent: June-29-18 11:10 AM
To: Shanie Leugner
Subject: RE: 221 N. Winnipeg Street - Summary

Thanks Shanie,

16(1)(a)(b)

Fred

From: Shanie Leugner
Sent: Monday, June 25, 2018 8:53 PM
To: Fred Searle <FSEARLE@regina.ca>
Subject: Re: 221 N. Winnipeg Street - Summary

I'm on board. It seems like a practical solution.

Shanie

On Jun 25, 2018, at 8:51 PM, Fred Searle <FSEARLE@regina.ca> wrote:

Thanks Shanie,

What did you think about the conclusions and approach.

Fred.

From: Shanie Leugner
Sent: Monday, June 25, 2018 4:36 PM
To: Fred Searle <FSEARLE@regina.ca>
Subject: RE: 221 N. Winnipeg Street - Summary

Hi Fred,

Thank you for following up on this. I also had the opportunity to review Ben's report today.

Shanie

From: Fred Searle
Sent: Monday, June 25, 2018 3:44 PM
To: Louise Folk <LFOLK@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>; Diana Hawryluk <DHAWRYLU@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>
Subject: 221 N. Winnipeg Street - Summary

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Please let me know if you have any questions.

Fred.

Richel Nixon

From: Lorrie Snook
Sent: July-05-18 9:11 AM
To: Sheila Harmatiuk
Cc: Louise Folk; Richel Nixon; Fred Searle
Subject: RE: Mayor's Weekly Briefing Meeting - Monday, July 9th
Attachments: 2018 07 09 - 221 N Winnipeg Street.doc

Hi Sheila,

Attached is the 1 pager brief for the Mayor's Briefing on Monday regarding 221 N Winnipeg Street.

As mentioned, Louise and Fred will be attending to provide the briefing.

Thank you very much.

Lorrie

From: Lorrie Snook
Sent: Wednesday, July 4, 2018 2:52 PM
To: Sheila Harmatiuk <SHARMATI@regina.ca>
Subject: RE: Mayor's Weekly Briefing Meeting - Monday, July 9th

Hi Sheila,

We will have an update on a development proposal at 221 N Winnipeg Street (Staples call centre building). You will have a 1 page brief tomorrow and Louise and Fred will attend as Diana is away.

Thank you.

Lorrie

From: Sheila Harmatiuk
Sent: Tuesday, July 3, 2018 9:37 AM
To: ELT <ELT@regina.ca>
Cc: ELT Admins <eltadmins@regina.ca>; Alan Clay <ACLAY@regina.ca>
Subject: Mayor's Weekly Briefing Meeting - Monday, July 9th

Good morning ...

I am coordinating the agenda for the next Mayor's briefing meeting occurring Monday, July 9th at 9:00am in the Mayor's Boardroom.

Please provide me with any agenda items you would like included on the agenda.

In terms of the materials/information required for the briefing, we would ask for a short, written brief (one page max.) that will be distributed with the agenda later this week.

In addition to your written brief, if you feel your issue is complex and requires personal interaction with Mayor, please advise and I will schedule your time accordingly.

Please provide me with your agenda items and written briefs by Thursday, July 5th at noon.

Thank you !!!

Sheila Harmatiuk
Senior Advisor, Government & Indigenous Relations
City of Regina

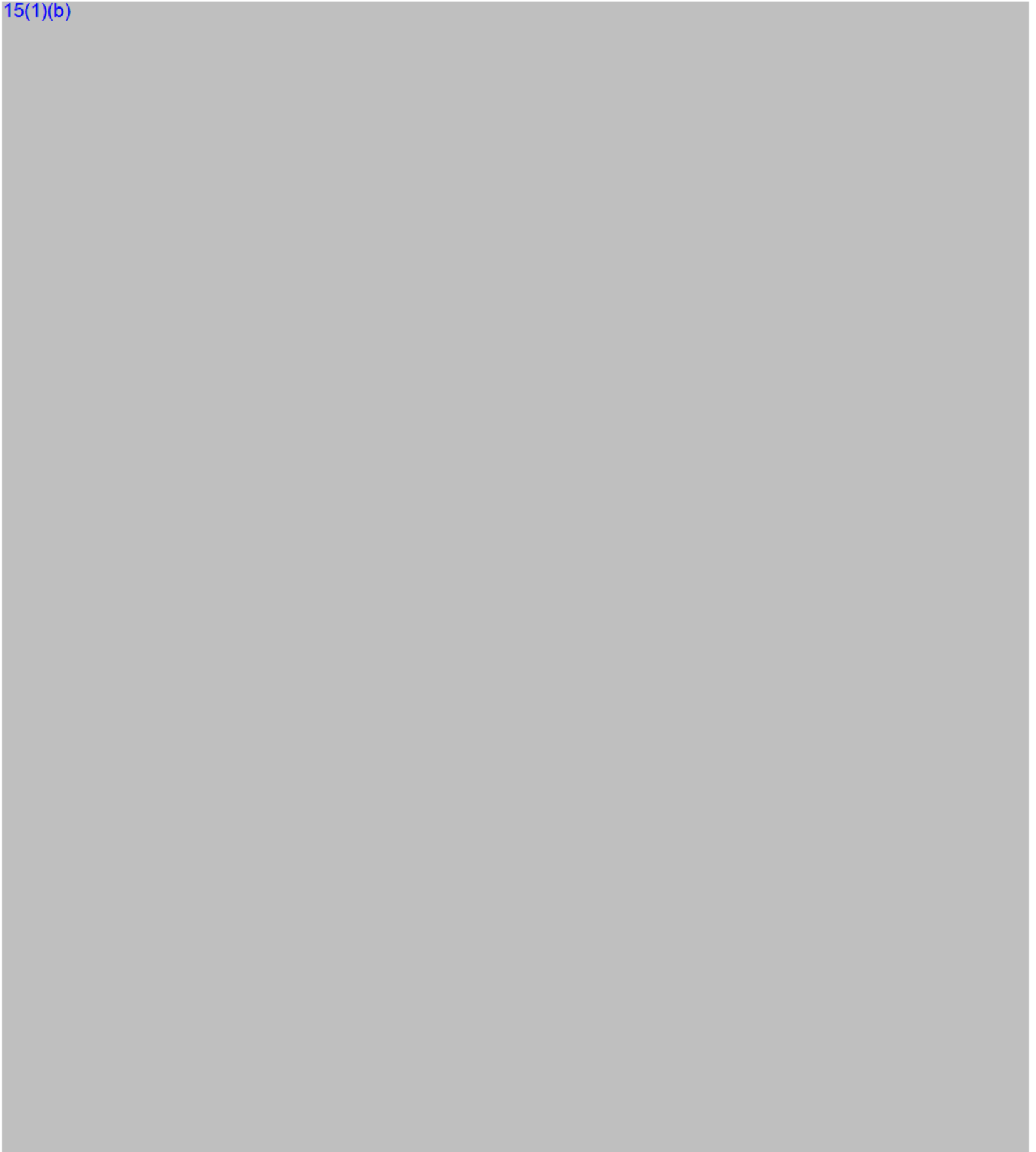
P: 306.751.4148
M: 306.519.1392
E: sharmati@regina.ca
Regina.ca



Mayor's Briefing

Development Proposal – 221 N. Winnipeg Street (Staples Call Centre Building)

15(1)(b)



Richel Nixon

From: Sheila Harmatiuk
Sent: July-05-18 2:03 PM
To: ELT; Patrick Book; Michael Fougere
Cc: ELT Admins; Alan Clay; Susan Lloyd; Louise Folk; Fred Searle
Subject: Mayor's Briefing Meeting - Monday, July 9th
Attachments: Mayor's Briefing July 9 2018 Agenda.doc

Good afternoon...

Please see attached the agenda for next Monday's (July 9th) Mayor's Briefing meeting occurring at 9:00am in the Mayor's Boardroom.

If you have any questions, please feel free to contact me.

Thank you ...

Sheila

Mayor's Briefing Meeting


Monday, July 9, 2018

Mayor's Boardroom

9:00 am

AGENDA

15(1)(b)



Mayor's Briefing

Development Proposal – 221 N. Winnipeg Street (Staples Call Centre Building)

15(1)(b)



Richel Nixon

From: Lorrie Snook
Sent: July-05-18 9:17 AM
To: Fred Searle; Richel Nixon
Subject: 1x1 with Fred

Hi...

Diana indicated that all she would like to talk to Fred about is 221 N Winnipeg Street.

With the long RPC agenda, not sure if you guys will have time to touch base today or just 30 minute coffee meeting tomorrow morning.

Thank you.

Lorrie

Richel Nixon

From: Lorrie Snook
Sent: July-05-18 3:39 PM
To: Fred Searle
Cc: Richel Nixon
Subject: 1x1 tomorrow

Hi Fred,

Diana will come to your office for 10:30 am tomorrow morning to talk about 221 N Winnipeg Street.

Thank you.

Lorrie

Richel Nixon

From: Lorrie Snook
Sent: July-06-18 9:27 AM
To: Fred Searle
Subject: RE: 221 N Winnipeg St - Diana, Fred, Michael Kelsey & Colleagues

Thank you Fred, I appreciate it.

Lorrie

From: Fred Searle
Sent: Friday, July 6, 2018 9:21 AM
To: Lorrie Snook <LSNOOK@regina.ca>
Subject: RE: 221 N Winnipeg St - Diana, Fred, Michael Kelsey & Colleagues

Hello Lorrie,

I will be able to attend the meeting. ²⁸⁽¹⁾ I can brief Louise and keep her up to speed as required.

Fred.

From: Lorrie Snook
Sent: Friday, July 6, 2018 7:51 AM
To: Fred Searle <FSEARLE@regina.ca>
Subject: RE: 221 N Winnipeg St - Diana, Fred, Michael Kelsey & Colleagues

Hi Fred ...

^{16(1)(b)}

Please let me know if I need to reschedule.

Thank you.

Lorrie

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

From: Fred Searle
Sent: Thursday, July 5, 2018 5:25 PM
To: Diana Hawryluk
Subject: Tentative: 221 N Winnipeg St - Diana, Fred, Michael Kelsey & Colleagues
When: Tuesday, July 17, 2018 11:00 AM-11:30 AM (UTC-06:00) Saskatchewan.
Where: CityHall Meeting Room A

Ben Mario

From: Ben Mario
Sent: Monday, July 23, 2018 9:04 AM
To: 'Land'
Subject: RE: Zoning Bylaw Amendment Application (18-Z-10)
Attachments: SCHAL09A18072308590.pdf

Categories: Follow-up

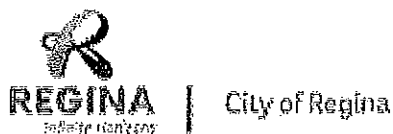
Hi Destiny,

The legal address for these properties is attached.

Thanks,

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

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



From: Land [<mailto:land@saskpower.com>]
Sent: Wednesday, July 18, 2018 1:03 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: FW: Zoning Bylaw Amendment Application (18-Z-10)

Good afternoon,

We are in receipt of an application for 221 N Winnipeg; however, the legal is not on the application. Can you please provide the full legal for this application along with coloured maps.

Thanks,

Destiny Henderson
SaskPower | Administrator, Land
Ph. 306-566-3135 | email: dmhenderson@saskpower.com

From: Development Services Admin [<mailto:DevServicesAdmin@regina.ca>]
Sent: Friday, June 08, 2018 10:22 AM
Subject: Zoning Bylaw Amendment Application (18-Z-10)

=====

WARNING, this email originated from outside SaskPower.
Before accessing attachments or links, ensure this email is from a trusted source.

=====

Please find the attached for the Zoning Bylaw Amendment Application (18-Z-10) -- Existing (B -- Medium Industrial Zone to IA -- Light Industrial Zone -- 221 N Winnipeg Street.

If there are any further questions please contact Ben Mario at 306-777-7582 or email bmario@regina.ca

Please do not respond to this email.

Thank you.

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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, 74R11057 and 75R23428

Richel Nixon

From: Jose Jara
Sent: July-19-18 11:36 AM
To: Fred Searle
Subject: RE: Signposting - 221 N. Winnipeg Street (18-Z-10)

Hi Fred,

This was installed on July 10th.

Thanks

Jose Jara, A.Sc.T.
Supervisor, Traffic
City of Regina
Cell:(306) 536-9712
Fax:(306) 777-6812
E-mail: jjara@regina.ca
www.regina.ca

From: Fred Searle
Sent: Wednesday, July 11, 2018 9:55 AM
To: Jose Jara <JJARA@regina.ca>
Subject: Signposting - 221 N. Winnipeg Street (18-Z-10)

Hello Jose,

Hope all is well.

Can you confirm for me the date the public notice sign was posted for this development.

Thanks.

Fred.


Ben Mario

From: Fred Searle
Sent: Friday, August 17, 2018 10:03 AM
To: Louise Folk
Cc: Autumn Dawson; Ben Mario
Subject: Follow Up Item


Follow Up Flag: Follow up
Flag Status: Flagged

Hello Louise,

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



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



Fred.


Ben Mario

From: Ben Mario
Sent: Monday, August 20, 2018 12:37 PM
To: Autumn Dawson
Subject: FW: Committee and Council Notes

Categories: Follow-up

Hi Autumn,

16(1)(a)(b)



Ben

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

From: Fred Searle
Sent: Sunday, August 19, 2018 11:39 AM
To: Ben Mario <BMARIO@regina.ca>; Autumn Dawson <ADAWSON@regina.ca>
Subject: Committee and Council Notes

Hello Ben and Autumn

16(1)(a)(b)



Thanks.

Fred

Sent from my iPhone

Ben Mario

From: Fred Searle
Sent: Monday, September 10, 2018 8:43 AM
To: Ben Mario
Subject: RE: Staples Call Centre - Major Office

Categories: Follow-up

Thanks. The bottom line is that it was a different proposal.

Fred.

From: Ben Mario
Sent: Monday, September 10, 2018 8:41 AM
To: Fred Searle <FSEARLE@regina.ca>
Subject: FW: Staples Call Centre - Major Office

Hi Fred,

I'm going to respond to
16(1)(b)

16(1)(b)

I'll send you a draft response before I respond back 16(1)(b)

Thanks,
Ben

From: Fred Searle
Sent: Monday, January 30, 2017 8:51 AM
To: Ben Mario <BMARIO@regina.ca>; Kelly Leichert <KLEICHER@regina.ca>
Subject: FW: Staples Call Centre - Major Office

Hello Ben and Kelly,

Please see the email below that I sent to Louise as a reference and to make you aware of the messaging that I provided in my conversation with 16(1)(b)


Please see me if you have any questions.

Fred.

From: Fred Searle
Sent: Thursday, January 26, 2017 5:48 PM
To: Louise Folk <LFOLK@regina.ca>
Subject: Staples Call Centre - Major Office

Hello Louise,

16(1)(a)(b)



Fred.