

Richel Nixon

From: Fred Searle
Sent: January-14-18 12:35 PM
To: John Pearson; Ben Mario
Cc: Mike Hogan
Subject: RE: 221 Winnipeg Street North - Meeting on Wednesday, January 24 - 2:00 pm

Hello John,

Thanks for the note and my apologies for the delay in getting back to you.

I am tentative for this meeting time on the 23rd. If I am unable to attend Ben and perhaps one of our other planners will be in attendance at the meeting.

It would be helpful leading up to the meeting if your team is able to share some of the details of the proposal and building/site use.

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

PH: 306-777-7541

From: John Pearson [mailto:JPearson@Shindico.com]
Sent: Thursday, January 11, 2018 10:02 AM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: Mike Hogan <mike.hogan@cwregina.com>
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?

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.

Richel Nixon

From: Ben Mario
Sent: January-23-18 3:10 PM
To: Fred Searle
Cc: Autumn Dawson
Subject: 221 Winnipeg Street (Staples Call Centre Building)

Hi Fred. Here are some highlights from our meeting:

-Shindico was the successful bid to accommodate a variety of Provincial Ministries within their building at this location.
16(1)(b)

-There would be significant need for outdoor storage compound as well as indoor non-office spaces to accommodate
16(1)(b) etc.

-"office" uses would occupy about 40K square feet within the building. Staples will continue to lease space (est. 20K sq ft.) but it is expected that 16(1)(b)

16(1)(b) but will need to know ASAP if any decisions by Council need to be made to accommodate the uses. There are also some upgrades to the building that need to go through a Building Permit process.

-In follow up, we requested a thorough description of the various departmental uses within the building, their activities, where they are coming from (i.e. downtown, existing industrial areas etc), and if they have any non-office needs (such as compound or warehousing) on the property. They will be providing this description from the Province in a week or so.

Ben

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

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



City of Regina

Kelly Leichert

From: Kelly Leichert
Sent: Tuesday, April 3, 2018 3:17 PM
To: Brittney Beckie
Subject: RE: 221 N Winnipeg Street Questions

Hi Brittney,

Thanks for your help. Ben has been looking after this property and he will call back.

Thanks,
Kelly

From: Brittney Beckie
Sent: Tuesday, April 3, 2018 2:04 PM
To: Kelly Leichert <KLEICHER@regina.ca>
Subject: 221 N Winnipeg Street Questions

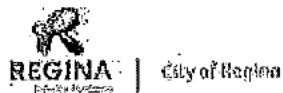
Hi Kelly,

16(1)(b)

Thanks.

Brittney Beckie
Development Control Officer II
City Planning and Development Division

P: 306-777-7551
F: 306-777-6823
E: bbeckie@regina.ca
Regina.ca



The City is making it easier and more convenient to access the services you need. Starting February 22, 2018, building, development and sign permit services will be available on the main floor of City Hall from 8 a.m. to 4:45 p.m., Monday to Friday.

Richel Nixon

From: Fred Searle
Sent: May-03-18 2:57 PM
To: Ben Mario
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Ben – just a couple of comments as identified below.

Fred.

From: Ben Mario
Sent: Wednesday, May 2, 2018 11:58 AM
To: Fred Searle <FSEARLE@regina.ca>
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Hi fred,

16(1)(b)



From: Parsons, Michael [<mailto:michael.j.parsons@duffandphelps.com>]
Sent: Tuesday, May 01, 2018 1:46 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Hi Ben,

Have you had the chance to look into the zoning issue at 221 Winnipeg St?

Thanks,

Michael Parsons

T +1 416 361 6771

M +1 416 428 5380

michael.j.parsons@duffandphelps.com

From: Ben Mario [<mailto:BMARIO@regina.ca>]
Sent: Wednesday, April 18, 2018 5:27 PM
To: Parsons, Michael <michael.j.parsons@duffandphelps.com>
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Thanks Michael,

I'll get back to you on this ASAP.

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: Parsons, Michael [<mailto:michael.j.parsons@duffandphelps.com>]
Sent: Friday, April 13, 2018 9:09 AM

To: Ben Mario <BMARIO@regina.ca>

Subject: 221 Winnipeg St. N., Regina Zoning Inquiry

Good morning Ben,

Thank you for your follow ups - I've been away from the office this week ²⁸⁽¹⁾

With respect to 221 Winnipeg St. N. , It is my understanding that the property was previously fully occupied by Staples, with ~2/3 of the property being an office use. Presently, the property is 15% occupied by Staples with an office use, and the remainder of the property is vacant.

I am investigating two effective dates, being a 2007 when fully occupied, and a current date, with 15% occupancy. I would like to confirm the status of the non-conforming office use as at each effective date (legal or not), and the approval process, if required, to establish conformity. Also, interested in the permitting process to repurpose building for permitted uses. If available, please forward general planning information for redevelopment including land division, zoning amendment, variances, etc. in Regina.

Thanks Ben,

Michael

Michael Parsons, MBA, AACI, P.App, PLE

Vice President, Real Estate Advisory Group

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M +1 416 428 5380

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333 Bay Street

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michael.j.parsons@duffandphelps.com

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Ben Mario

From: Ben Mario
Sent: Thursday, May 3, 2018 4:34 PM
To: 'Parsons, Michael'
Subject: RE: 221 Winnipeg St. N., Regina Zoning Inquiry

Categories: Follow-up

Hi Michael,

I apologise for the delay. I can confirm that this property was approved for use by Staples Call Centre as of 2000. At that time it was approved as a "retail, general" under the premise that it conformed to the land use definition in the Zoning Bylaw, (as a "retail call centre".) We are aware that at one time Staples occupied all of the building, and that they no longer do so. We have no ability to confirm the exact dates of the changes of use. That information we would require from the property owner if needed to make a decision. In any case, the legal non-conformity provisions of continuance of use as office would not apply to this property, given the classification as "retail."

Under the current zoning (IB) we could not approve office as a principle use in this building. The Zoning Bylaw would potentially allow for use of office spaces within the building as an accessory use (pursuant to Chapter 11 of the Zoning Bylaw) However, the building owner would need to demonstrate that the proposed principle and accessory uses conform to the Zoning Bylaw.

Reference: <https://www.regina.ca/opencms/export/sites/regina.ca/residents/bylaw/.media/pdf/chapter-11-accessory-use-regulation.pdf>

The City of Regina's Official Community Plan would limit any principle office development at this location to 1000m2. All development must conform to the OCP, so there is no ability to apply for variance or relaxation, even if the zone of the property were changed to permit office space.

Reference:
ftp://ftp.regina.ca/web_files/planning/Design%20Regina-OCP%20FEB%202017.pdf (See Section D5).

See our applications page for information on zoning or subdivision processes. If you have any specific questions, let me know

<https://www.regina.ca/residents/city-planning/forms-guidelines/>

Please call if you require anything further.

Thanks,

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

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

From: Parsons, Michael [mailto:michael.j.parsons@duffandphelps.com]
Sent: Tuesday, May 01, 2018 1:46 PM
To: Ben Mario <BMARIO@regina.ca>
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michael.j.parsons@duffandphelps.com

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Ben Mario, MCIP, RPP
Senior City Planner
Current Planning Branch
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P: 306.777-7582

E: bmario@regina.ca

From: Parsons, Michael [mailto:michael.j.parsons@duffandphelps.com]
Sent: Friday, April 13, 2018 9:09 AM
To: Ben Mario <BMARIO@regina.ca>
Subject: 221 Winnipeg St. N., Regina Zoning Inquiry

Good morning Ben,

Thank you for your follow ups - I've been away from the office this week

28(1)

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Thanks Ben,

Michael

Michael Parsons, MBA, AACI, P.App, PLE
Vice President, Real Estate Advisory Group

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Richel Nixon

From: Ben Mario
Sent: May-22-18 1:35 PM
To: Fred Searle
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Sounds good. I'll hold off.

Ben

From: Fred Searle
Sent: Tuesday, May 22, 2018 1:22 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: Fwd: 221 Winnipeg Street North - City of Regina Letter / Plans

Let's discuss before you circulate the zoning bylaw amendment

Fred

Sent from my iPhone

Begin forwarded message:

From: "John Pearson" <JPearson@Shindico.com>
To: "Ben Mario" <BMARIO@regina.ca>, "Fred Searle" <FSEARLE@regina.ca>
Cc: "mike.hogan@cwregina.com" <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\(1\)\(a\)\(b\)](#)

18(1)(a)(b)



We just got off a Conference Call with Ministry of Govt Services / Highways and now need to talk to you ASAP.

Richel Nixon

From: Ben Mario
Sent: May-25-18 8:25 AM
To: Michael Cotcher; Femi Adegeye; Shanie Leugner; Fred Searle
Subject: RE: 220 N Winnipeg Street



Ministry - Site
Plan - 221 Win...



Ministry - Main
Floor Plan - 2...



Ministry - Second
Floor Plan -...



Shindico -
Description of U...

Sorry about that. See attached.

Ben

From: Michael Cotcher
Sent: Thursday, May 24, 2018 2:10 PM
To: Ben Mario <BMARIO@regina.ca>; Femi Adegeye <AADEGEYE@regina.ca>; Shanie Leugner <SLEUGNER@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Subject: RE: 220 N Winnipeg Street

Hey Ben. Were you still planning to send us some background info before we meet?

Mike

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

From: Ben Mario
Sent: Wednesday, May 16, 2018 4:43 PM
To: Ben Mario; Michael Cotcher; Femi Adegeye; Shanie Leugner; Fred Searle
Subject: 220 N Winnipeg Street
When: Friday, May 25, 2018 10:00 AM-11:00 AM (UTC-06:00) Saskatchewan.
Where: 9th Floor Conference Room

This is to discuss potential use of this property for office purposes as it relates to the office policy. I will provide some background information before the meeting.

Ben

Ring Road

13(1)(b), 18(1)(b)(c)

Proposal for:
Ministry of Central Services

221 Winnipeg St. N, Regina, SK.
Site Plan

Ministry of Central Services (Park Street)

221 Winnipeg St. N, Regina, SK.
Main Floor Plan

13(1)(b), 18(1)(b)(c)

Ministry of Central Services
Project: Park Street

221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan



Government
— of —
Saskatchewan

Ministry of Central Services
Property Management Division
1920 Rose Street
REGINA SK S4P 0A9
Phone: 306-787-3462

February 12, 2018

13(1)(b), 18(1)(a)(b)

Yours truly,

Vicki Buchanan

Vicki Buchanan
Realty Manager