

Richel Nixon

From: Ben Mario
Sent: June-04-18 4:37 PM
To: Fred Searle
Subject: Staples
Attachments: 18-Z-10 Circ.docx

Hi Fred,

16(1)(a)(b)

Attached is my draft circulation. Please advise if you have any concerns.

Ben

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

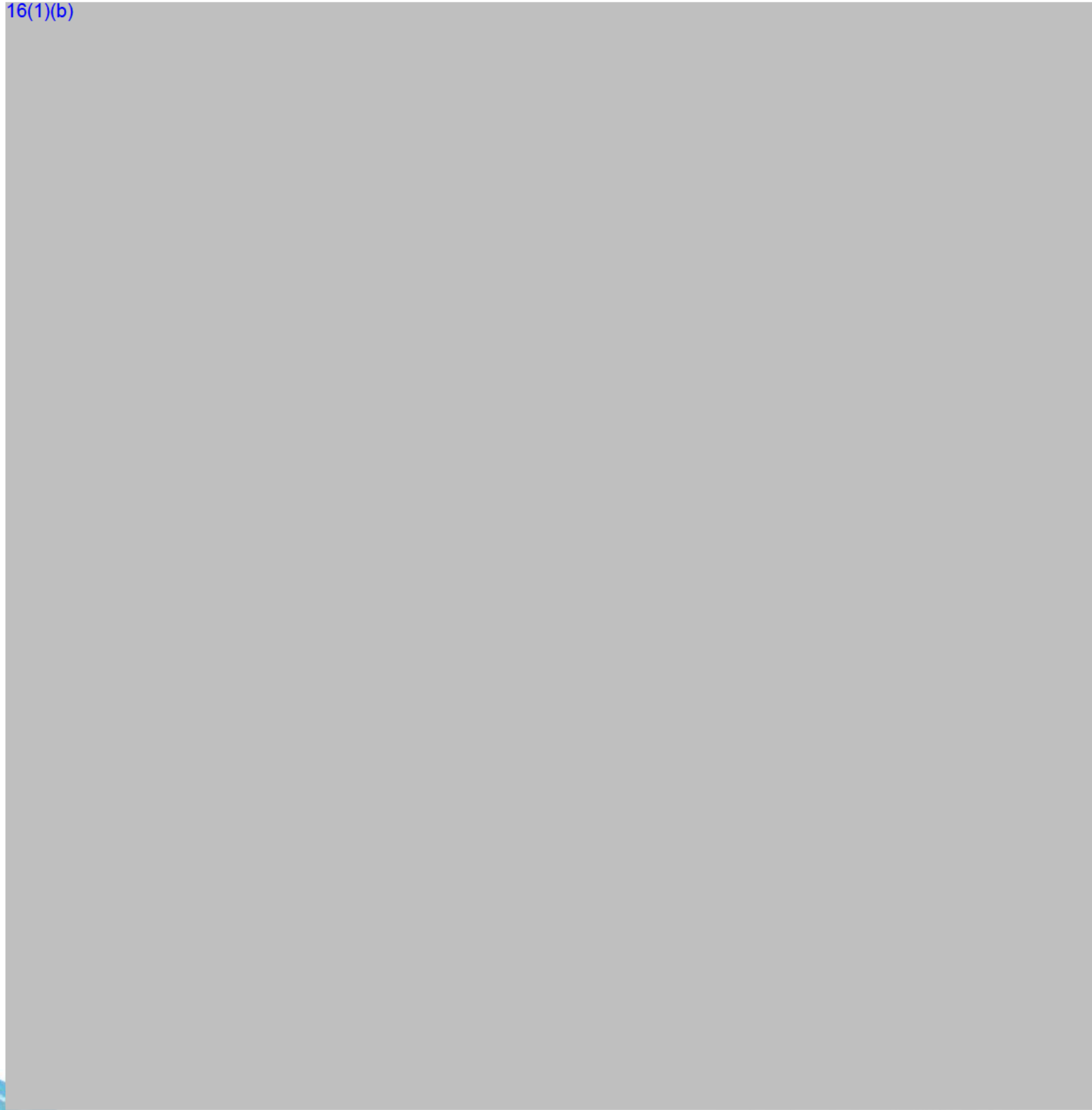
P: 306.777-7582
E: bmario@regina.ca






City of Regina

16(1)(b)



16(1)(b)



Richel Nixon

From: Fred Searle
Sent: June-06-18 7:39 AM
To: Richel Nixon
Subject: RE: Meeting Request

I will provide this morning

Fred.

From: Richel Nixon
Sent: Tuesday, June 5, 2018 11:02 AM
To: Fred Searle <FSEARLE@regina.ca>
Subject: RE: Meeting Request

Hey Fred,

Are there any materials for this meeting for Friday?

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



From: Fred Searle
Sent: May-31-18 4:14 PM
To: Richel Nixon <RNIXON@regina.ca>
Subject: Meeting Request

Hello Richel,

Please set up the following meeting for later next week or early the following week:

Topic:
Department of Highways Proposal – Former Staples Call Centre Building
221 Winnipeg Street North.

Participants:
Diana, Shauna, Shanie, Louise, Fred.

Duration:
One Hour

Outcome:

To provide a briefing on the status of the applications and initial assessment on alignment with the Office Policy in the OCP.

Confirm next steps and a recommended approach forward.

Richel Nixon

From: Fred Searle
Sent: June-06-18 8:05 AM
To: Louise Folk
Subject: FW: Memo to Current Planning_221 Winnipeg St N.docx
Attachments: Memo to Current Planning_221 Winnipeg St N.docx

Hello Louise,

I had not yet provided this to you. I am going to send out with agenda for meeting Friday.

Fred.

From: Shanie Leugner
Sent: Friday, May 25, 2018 4:58 PM
To: Fred Searle <FSEARLE@regina.ca>; Ben Mario <BMARIO@regina.ca>
Cc: Michael Cotcher <MCOTCHER@regina.ca>; Femi Adegeye <AADEGEYE@regina.ca>
Subject: Memo to Current Planning_221 Winnipeg St N.docx

Hi Fred,

Please see enclosed memo as discussed earlier today. Please let me know if this does not satisfy your needs.

Thanks!
Shanie

Shanie Leugner, P.Eng.
Manager, Urban Planning
Planning Department

P: 306-533-9118
E: sleugner@regina.ca
Regina.ca



Memo

May 25, 2018

To: Current Planning

Re: OCP office development policies interpretation regarding the proposed relocation of user groups of the Ministry of Central Services to 221 Winnipeg St. N, Regina, SK.

Background:

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. Current Planning has asked Urban Planning's opinion on the interpretation of the OCP office development policies (7.28-7.33) as they apply to this application.

Discussion

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.

Recommendations.

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.

Please contact me if you have any questions.

Sincerely,

Shanie Leugner

AA/mc

I:\Planning\Wordpro\LONG RANGE\Pol & Research\Current\Office Policy\9 Review\2017-18 Review\Communication


Ben Mario

From: Ben Mario
Sent: Thursday, June 7, 2018 6:12 PM
To: Fred Searle
Subject: Assessment of Land Use.docx
Attachments: Assessment of Land Use.docx

Categories: Follow-up

Hi Fred,

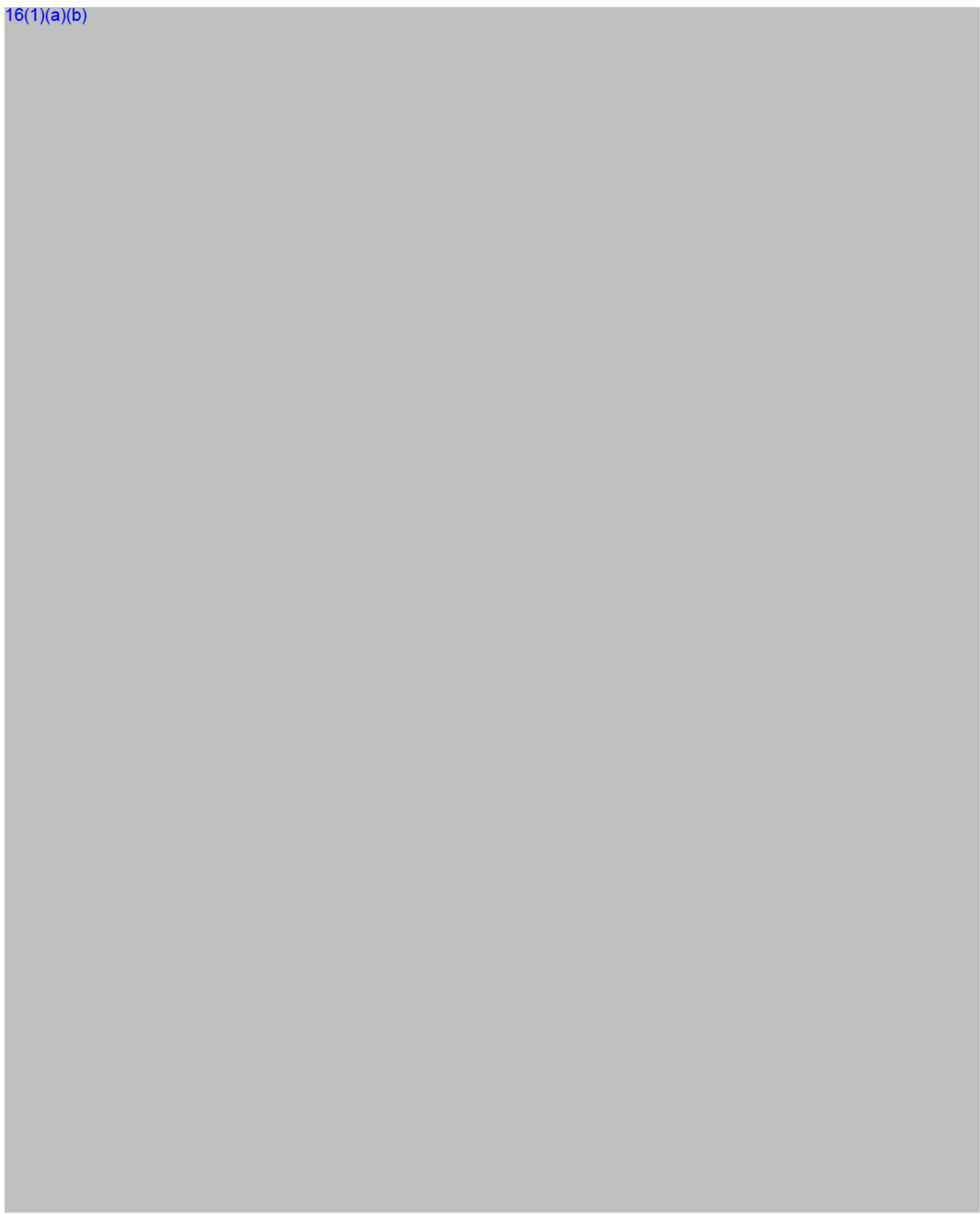
16(1)(a)(b)




I will call you tomorrow morning to discuss.

Ben


16(1)(a)(b)



16(1)(a)(b)



16(1)(a)(b)



Richel Nixon

From: Fred Searle
Sent: June-07-18 9:31 AM
To: Richel Nixon
Subject: June 8 Agenda and additional document
Attachments: June 8.docx; 20180605_082012.pdf

221 Winnipeg Street N. Office Policy Implications AGENDA

June 8, 2018

1:30 pm – 2:30 pm

Location: 13th Floor Board Room

No.	Agenda Item	Presenter
1	<i>Background</i>	<i>Fred</i>
2	<i>Application Overview:</i> <ul style="list-style-type: none"> • <i>Development permit – Department of Highways</i> • <i>Zoning Amendment Application – Rezoning from IB to IA</i> 	<i>Fred</i>
3	<i>Official Community Plan:</i> <ul style="list-style-type: none"> • <i>Office Policy analysis and implications</i> 	<i>Shanie</i>
4	<i>Dream Developments Office Industry Proposal</i>	<i>Fred</i>
4	<i>Next Steps</i>	<i>All</i>



June 4, 2018

Autumn Dawson
Senior Planner, Current Planning Branch
9th Floor City Hall
2476 Victoria Avenue
PO Box 1790
Regina, SK S4P 3C8

Non Responsive

Re: Request for Administrative Review –

The purpose of this letter is to formally request an Administrative review for the purposes of confirming the land use classification of a prospective commercial tenant. Non Responsive
Non Responsive

Non Responsive

Non Responsive

Industry office uses are defined as offices associated with industries or businesses benefitting from close access to major corridors, regional customers, intermodal hubs, etc. Non Responsive
Non Responsive

The IP – Industrial Prestige zoning designation that applies to Dream's development Non Responsive
Non Responsive is essentially intended to provide employment lands within the community that contributes

towards forming complete neighbourhoods. Industry Office uses are permitted as-of-right in Industrial Prestige areas and are limited to 1,000 square metres of gross floor area on each individual site. We note that we have experienced challenges in distinguishing between allowed Industry Office uses and Office General uses, which are prohibited in IP zones, and feel this ambiguity should be addressed on a citywide basis. That said, we suggest that the Zone Forward process should consider eliminating this land use category, owing to overlap with office general, and more importantly because the existing policies provide sufficient protection of the downtown, which is the purpose of the policy and this zoning regulation.

Non Responsive

The IP zoning itself is rare within the City of Regina, as there is currently only one other area that assumes this designation. This district is situated at the southwest corner of the McDonald Street and Ring Road intersection on Hoffer Drive. At this location, there is a full range of uses such as restaurants, offices, laboratories, wholesalers, small retailer and service industries and larger warehousing activity.

Non Responsive

Non Responsive

Sincerely,



Jason Carlston
Regional VP, Land Development
Dream Development

Cc: Lauren Miller, Manager of City Projects, City of Regina
Justin Robitaille, Director of Development, Dream
Kyle Chatterson, Senior Manager of Leasing, Dream
Louise Folk, Director of Development Services, City of Regina

Richel Nixon

Subject: Department of Highways Proposal – Former Staples Call Centre Building - 221
Winnipeg Street North.

Location: 13th Floor Boardroom

Start: Fri 08/06/2018 1:30 PM
End: Fri 08/06/2018 2:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Louise Folk
Required Attendees: Fred Searle; Shauna Bzdel; Shanie Leugner; Diana Hawryluk

Outcome:

To provide a briefing on the status of the applications and initial assessment on alignment with the Office Policy in the OCP.

Confirm next steps and a recommended approach forward.