

Richel Nixon

From: Fred Searle
Sent: March-26-18 6:46 PM
To: Ben Mario
Subject: FW: Dept of Highways - 221 Winnipeg St North

Let's discuss at our 1:1 on Tuesday.

From: Mike Hogan [mailto:mike.hogan@cwregina.com]
Sent: Friday, March 23, 2018 3:04 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: John Pearson <jpearson@shindico.com>
Subject: Dept of Highways - 221 Winnipeg St North

Ben, thank you again for your time this afternoon.

One additional item of importance for the Dept of Hwys is that the existing large open landscape office floor plate sizes 18(1)(a)(b) per floor accommodates the Dept of Hwys staff ability to use works systems furniture to enhance team work, collaboration and highway emergency preparedness functionality as they will be connecting to the existing UPS system and back up generator.

We appreciate your efforts on this generational initiative for the Dept of Hwys and look forward to taking the next step in order they can conduct their business operations 18(1)(a)(b)

Have a great weekend.

Regards,

Mike Hogan

President, Broker

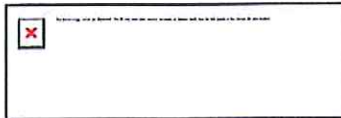
Main: [+1 306 777 0678](tel:+13067770678)

Direct: [+1 306 791 9510](tel:+13067919510)

Mobile: [+1 306 533 9755](tel:+13065339755)

Fax: [+1 306 791 3777](tel:+13067913777)

mike.hogan@cwregina.com



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Ben Mario

From: Diana Hawryluk
Sent: Thursday, April 26, 2018 3:16 PM
To: Kelsey, Michael
Cc: Louise Folk; Fred Searle; Ben Mario
Subject: RE: Former SIASt/STAPLES CALL CENTRE, WINNIPEG STREET N.

Thanks for the email Michael. Currently there is no application submitted for this site. Should a discretionary use application be submitted for this site we would welcome comments on the proposal for RPC and Councils consideration.

Have a great day.

Diana

From: Kelsey, Michael <Michael.Kelsey@colliers.com>
Sent: Thursday, April 26, 2018 2:07 PM
To: Diana Hawryluk <DHAWRYLU@regina.ca>
Subject: FW: Former SIASt/STAPLES CALL CENTRE, WINNIPEG STREET N.

Hi Dianna

I had cc'd you on the email to Ben Mario below, but I had your email address incorrect.

Thx.

Michael Kelsey
Associate Vice President | Partner | Broker
Direct +1 306 347 2858 | Mobile +1 306 501 8768 | [View my profile](#)
Michael.Kelsey@colliers.com

Colliers International
2505 11th Avenue, Suite 200 | Regina, SK S4P 0K6 | Canada
Main +1 306 789 8300 | Fax +1 306 757 4714

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From: Kelsey, Michael
Sent: April 26, 2018 1:50 PM
To: 'bmario@regina.ca' <bmario@regina.ca>
Cc: 'bhawryluk@regina.ca' <bhawryluk@regina.ca>
Subject: Former SIASt/STAPLES CALL CENTRE, WINNIPEG STREET N.

Good Afternoon Ben.

I thought I would add my voice to the objections surrounding the 'rumored' office use approval for the Staples Call Centre building on North Winnipeg.

I have spoken with a number of clients and colleagues and unanimously they disagree with this building being considered for office use.

This building is zoned IB, which does not permit any office use at all. The building was formerly a trade school (SIAST) and a call centre (Staples). So clearly there can be no consideration to "grandfathering", which would have been in breach of the zoning policy to begin with.

Many of my clients own office buildings in the City of Regina and put faith in the City Administration upholding the very clear office use bylaws, in spirit and in action. Most importantly, the suburban office mix. Both downtown and suburban office building owners are adamant that new suburban space cannot and should not be approved while they sit with chronic vacancy and the CBD office vacancy rate hovers around 12%, far above the 6.5% vacancy rate threshold for consideration of additional suburban office space in excess of 10,000 s.f.

The bylaw is in place to protect and support current levels of office space available, and these properties owners expect adherence to these policies from their City.

The clients and colleagues I have spoken to include:

- 18(1)(c)

-
-
-
-
-

As you can see they represent a large portion of the office owners in the City of Regina.

It is clear there is great interest on this issue, with focus on the developments of any approval process.

Please call me if you have any questions or concerns, or would like me to have the individual property owners send letters on their own letterhead.

Thank you.

Michael Kelsey

Associate Vice President | Partner | Broker

Direct +1 306 347 2868 | Mobile +1 306 501 8768 | [View my profile](#)

Michael.Kelsey@colliers.com

Colliers International

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Ben Mario

From: John Pearson <JPearson@Shindico.com>
Sent: Friday, April 20, 2018 11:55 AM
To: Mike Hogan; Ben Mario
Subject: RE: 221 Winnipeg St North - Letter

Categories: Follow-up

I am available to be connected by Conference Call.

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: Friday, April 20, 2018 11:29 AM
To: 'Ben Mario' <BMARIO@regina.ca>
Cc: John Pearson <JPearson@Shindico.com>
Subject: RE: 221 Winnipeg St North - Letter

Ben, as per your email below, I can meet you and Fred Serle this Tuesday at 1:30 at your office and we can patch John Pearson into a phone call.

Regards,

Mike Hogan
President, Broker

Main: +1 306 777 0678
Direct: +1 306 791 9510
Mobile: +1 306 533 9755
Fax: +1 306 791 3777
mike.hogan@cwregina.com



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From: Ben Mario [<mailto:BMARIO@regina.ca>]
Sent: April-20-18 10:03 AM
To: Mike Hogan
Subject: RE: 221 Winnipeg St North - Letter

Hi Mike,

Fred and I wanted to meet once more next week to just get clarity on a few things. Are you free on Tuesday?

Thanks,
Ben

From: Mike Hogan [<mailto:mike.hogan@cwregina.com>]
Sent: Thursday, April 19, 2018 10:26 AM
To: Ben Mario <BMARIO@regina.ca>
Subject: 221 Winnipeg St North - Letter

Hi Ben, John Pearson asked me to check in with you about the letter.

Regards,

Mike Hogan
President, Broker

Main: +1 306 777 0678
Direct: +1 306 791 9510
Mobile: +1 306 533 9755
Fax: +1 306 791 3777
mike.hogan@cwregina.com



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Richel Nixon

From: Fred Searle
Sent: June-17-18 10:47 AM
To: Mike Hogan; John Pearson
Cc: Ben Mario
Subject: RE: 221 Winnipeg St North - Update - Ministry of Central Services - Dept of Highways

Hello Mike and John,

Just wanted to provide you with an update on the status of your applications for development permit and amendment to the Zoning Bylaw.

The zoning amendment application is in circulation and we are targeting consideration by the Regina Planning Commission at their August meeting. The rezoning would enable consideration of Office, 18(1)(a)(b)

18(1)(a)(b)

Based on the information that you provided in the development permit application we have gone through and applied land use classifications to the components of the building that are being considered by our internal team. We are hoping to come to resolution on the development permit application and should be in position to share these details with you shortly.

In the meantime, please contact Ben or I if you have any questions.

Cheers.

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

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: Thursday, June 7, 2018 10:21 AM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: John Pearson <jpearson@shindico.com>
Subject: 221 Winnipeg St North - Update - Ministry of Central Services - Dept of Highways

Good morning Ben & Fred,

18(1)(a)(b)

Please forward the city of Regina clearance letter at your earliest opportunity.

We thank-you in advance for your assistance on this project.

Regards,

Mike Hogan

President, Broker

Main: +1 306 777 0678

Direct: +1 306 791 9510

Mobile: +1 306 533 9755

Fax: +1 306 791 3777

mike.hogan@cwregina.com



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Richel Nixon

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: June-29-18 11:55 AM
To: Fred Searle
Subject: RE: 221 Winnipeg, Regina - Conference Call - Wednesday, June 27

Hi Fred, as per our conversation yesterday; are you sending us an email.

Regards,

Mike Hogan
President, Broker

Main: +1 306 777 0678
Direct: +1 306 791 9510
Mobile: +1 306 533 9755
Fax: +1 306 791 3777

mike.hogan@cwregina.com

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

From: Fred Searle [mailto:FSEARLE@regina.ca]

Sent: June-25-18 2:15 PM

To: John Pearson; Michelle Brady

Cc: Ben Mario; mike.hogan@dtzregina.com

Subject: RE: 221 Winnipeg, Regina - Conference Call - Wednesday, June 27

Hello John and Michelle,

This time works for Ben and I for the call.

Mike - will you be joining us at our office?

Cheers.

Fred Searle, Manager

Current Planning Branch

Development Services Department

City of Regina

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

From: John Pearson <JPearson@Shindico.com>

Sent: Monday, June 25, 2018 1:31 PM

To: Fred Searle <FSEARLE@regina.ca>

Cc: Ben Mario <BMARIO@regina.ca>; mike.hogan@dtzregina.com; Michelle Brady <MBrady@Shindico.com>

Subject: RE: 221 Winnipeg, Regina - Conference Call - Wednesday, June 27

Fred, further to the voice-mail from my assistant Michelle, are you available on Wednesday, June 27 at 1:30 Regina time (2:30 Winnipeg time)?

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

From: John Pearson

Sent: June-22-18 6:43 PM

To: Fred Searle <FSEARLE@regina.ca>

Cc: Ben Mario <BMARIO@regina.ca>; mike.hogan@dtzregina.com; Michelle Brady <MBrady@Shindico.com>

Subject: Re: 221 Winnipeg, Regina

I am travelling on Monday / Tues — we can schedule something for Wed. My assistant Michelle will coordinate with you on Monday for a call on Wed. I would like Mike to also be on the call.

Thanks

> On Jun 22, 2018, at 6:37 PM, Fred Searle <FSEARLE@regina.ca> wrote:

>


> Hello John,

>

> If you are free on Monday let's connect for a few minutes by phone to discuss the points below and provide an update. Let me know what would be a good time.

>
> Cheers.
>
> Fred.
>
> -----Original Message-----
> From: John Pearson <JPearson@Shindico.com>
> Sent: Friday, June 22, 2018 6:58 AM
> To: Fred Searle <FSEARLE@regina.ca>; Ben Mario <BMARIO@regina.ca>
> Cc: mike.hogan@dtzregina.com
> Subject: 221 Winnipeg, Regina
>
> Fred | Ben,
> Hope all is well.

18(1)(a)(b)



>
> We appreciate your assistance with all of these items.
>
> Regards John
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Richel Nixon

From: Fred Searle
Sent: May-22-18 1:22 PM
To: Ben Mario
Subject: Fwd: 221 Winnipeg Street North - City of Regina Letter / Plans
Attachments: 20180508154657072.pdf; ATT00001.htm; Ministry - Site Plan - 221 Winnipeg Street Regina (May9-18).pdf; ATT00002.htm; Ministry - Main Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; ATT00003.htm; Ministry - Second Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; ATT00004.htm

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

18(1)(a)(b)

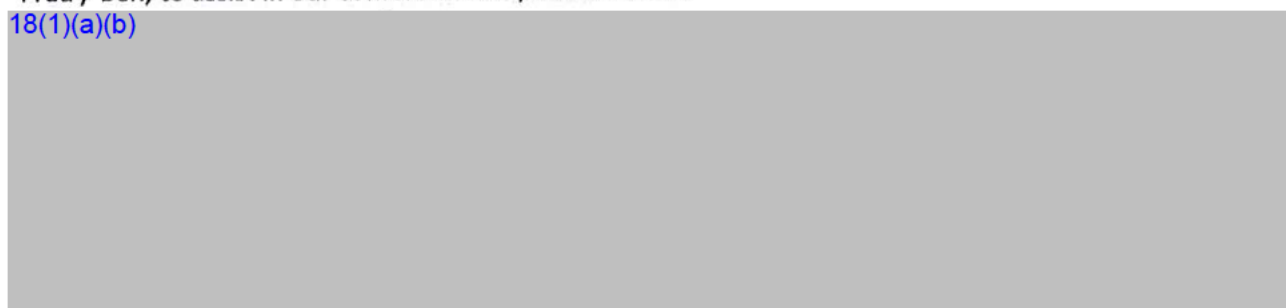
A large rectangular area of the document is redacted with a solid grey background, obscuring several paragraphs of text.

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)

A large rectangular area of the document is redacted with a solid grey background, obscuring several paragraphs of text.

18(1)(a)(b)



May 8, 2018

Mike Hogan

mike.hogan@cwregina.com

John Pearson

JPearson@Shindico.com

Dear Sirs:

Re: Reuse of Building at 221 N Winnipeg Street

This is to follow up from our meeting on April 24, 2018 and our tour of the building/site on May 1, 2018.

As noted previously we wish to confirm the current legal status of the property as it relates to current regulation.

- The subject property is zoned IB- Medium Industrial Zone, in which Office General, or Office Industry is not a permitted use.
- The most recent tenancy of the building was Staples Call Centre, which the City classified as a Retail Use. When the Saskatchewan Institute of Applied Science Technology (SIAST) existing in the building it was considered a Vocational School under the Zoning Bylaw. Therefore, the space within the building cannot be considered to be legally non-conforming use (i.e. "grandfathered"), in that the building was never approved for use as Office.
- The City's Official Community Plan (Section D5) endeavors to support the downtown as the City's primary business centre. In doing so, medium and major scaled office (i.e. office spaces greater than 1000m²) to locate in the Downtown or in specific areas.
- Use of the building for the Office can only be accommodated as an accessory use, pursuant to Chapter 11 of the Zoning Bylaw. In making the determination of accessory status the development would need to demonstrate consistency with this section of the Zoning Bylaw. The principal use would need to be accommodated as a permitted land use in the zone and the office spaces would need to be incidental to that use in order to be considered accessory. The Development Officer will be required to make a decision based on the following considerations: the size of lot; nature of the principle use; use made of adjacent lots; incidence of similar use in the neighbourhood; and potential for adverse impacts on adjacent property.

The Zoning Bylaw also requires that the accessory use shall not be used until after the development of the principal use, unless authorized by a development agreement.

It is our understanding that you and your client are seeking verification that the intended use of the building is compliant with the Zoning Bylaw. In order to provide this verification the recommended next steps are as follows:

- Submit a Development Permit Application detailing the use of the floor spaces and areas on site. The Development Permit must accompany a diagram of the floor areas with written description of activities throughout the building/site which clearly demonstrate the relationship to non-office principal uses on the site. The description of use should establish linkages to business areas elsewhere within the building and on the site, such as compound areas or warehouse areas.
- Submit a Zoning Bylaw Amendment Application to rezone to IA – Light Industrial. This will allow for some flexibility to accommodate a maximum of 1000m² of office space as a principle use.

Upon submission of the application for Development Permit, the Development Officer will make a conclusive determination of the proposed land uses within the building.

Should you have any questions or wish to discuss, please contact Ben Mario at 306-777-7582 or email bmario@regina.ca.

Yours truly,



Fred Searle, Manager
Current Planning Branch

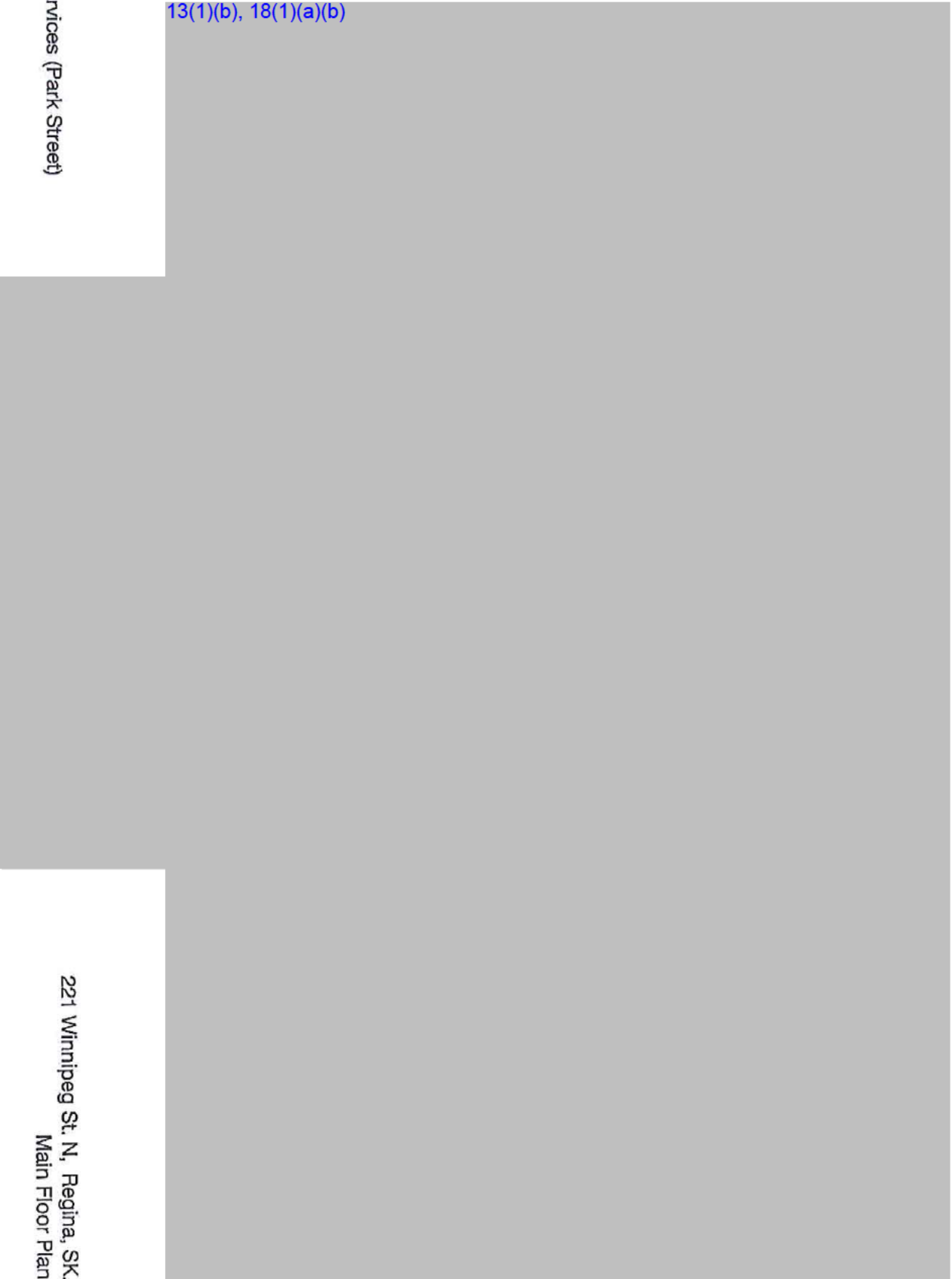
Ring Road

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

Proposal for:
Ministry of Central Services

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

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



Ministry of Central Services (Park Street)

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

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

Ministry of Central Services
Project: Park Street

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

Richel Nixon

From: Kayla Kurcin
Sent: May-31-18 2:15 PM
To: Fred Searle
Subject: FW: INFO: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)
Attachments: 20180508154657072.pdf; Ministry - Site Plan - 221 Winnipeg Street Regina (May9-18).pdf; Ministry - Main Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; Ministry - Second Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf

Hi Fred,

I am just following up with the below email. Do we know when this meeting will be scheduled?

Thank you.

From: Louise Folk
Sent: Friday, May 18, 2018 4:20 PM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Diana Hawryluk <DHAWRYLU@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>
Subject: INFO: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

Hi Fred,

Thanks for the update on the file and outlining the next steps. It is very much appreciated.

16(1)(a)(b)

A large rectangular area of the document is redacted with a solid grey background.


Thanks,

Louise


From: Fred Searle
Sent: May-17-18 12:52 PM
To: Louise Folk <LFOLK@regina.ca>
Subject: FW: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

Hello Louise,

16(1)(b)(c)

A large rectangular area of the document is redacted with a solid grey background.

16(1)(b)(c)



Please let me know if you have any questions.

Fred.

From: John Pearson [<mailto:JPearson@Shindico.com>]

Sent: Thursday, May 10, 2018 2:50 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)



18(1)(b)(c)

May 8, 2018

Mike Hogan
mike.hogan@cwregina.com

John Pearson
JPearson@Shindico.com

Dear Sirs:

Re: Reuse of Building at 221 N Winnipeg Street

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As noted previously we wish to confirm the current legal status of the property as it relates to current regulation.

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The Zoning Bylaw also requires that the accessory use shall not be used until after the development of the principal use, unless authorized by a development agreement.

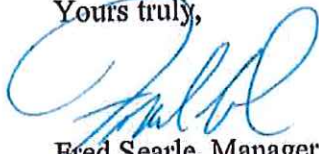
It is our understanding that you and your client are seeking verification that the intended use of the building is compliant with the Zoning Bylaw. In order to provide this verification the recommended next steps are as follows:

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Upon submission of the application for Development Permit, the Development Officer will make a conclusive determination of the proposed land uses within the building.

Should you have any questions or wish to discuss, please contact Ben Mario at 306-777-7582 or email bmario@regina.ca.

Yours truly,



Fred Searle, Manager
Current Planning Branch

Ring Road

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

Proposal for:
Ministry of Central Services

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

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

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

Richel Nixon

From: Ben Mario
Sent: June-06-18 3:23 PM
To: Richel Nixon
Cc: Fred Searle
Subject: Staples Call Center Building meeting materials
Attachments: Memo to Current Planning_221 Winnipeg St N.DOCX; Ministry - Site Plan - 221 Winnipeg Street Regina (May9-18).pdf; Ministry - Main Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; Ministry - Second Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; 20180508154657072.pdf; Shindico - Description of User Groups Feb 2018 v2.pdf

Hi Richel,

Fred had asked me to send this information to you to send on to others in the meeting on Friday. An agenda will be forthcoming from Fred.

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

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



13(1)(b)

Ministry of Central Services (Park Street)

18(1)(b)(c)

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

May 8, 2018

Mike Hogan
mike.hogan@cwregina.com

John Pearson
JPearson@Shindico.com

Dear Sirs:

Re: Reuse of Building at 221 N Winnipeg Street

This is to follow up from our meeting on April 24, 2018 and our tour of the building/site on May 1, 2018.

As noted previously we wish to confirm the current legal status of the property as it relates to current regulation.

- The subject property is zoned IB- Medium Industrial Zone, in which Office General, or Office Industry is not a permitted use.
- The most recent tenancy of the building was Staples Call Centre, which the City classified as a Retail Use. When the Saskatchewan Institute of Applied Science Technology (SIAST) existing in the building it was considered a Vocational School under the Zoning Bylaw. Therefore, the space within the building cannot be considered to be legally non-conforming use (i.e. "grandfathered"), in that the building was never approved for use as Office.
- The City's Official Community Plan (Section D5) endeavors to support the downtown as the City's primary business centre. In doing so, medium and major scaled office (i.e. office spaces greater than 1000m²) to locate in the Downtown or in specific areas.
- Use of the building for the Office can only be accommodated as an accessory use, pursuant to Chapter 11 of the Zoning Bylaw. In making the determination of accessory status the development would need to demonstrate consistency with this section of the Zoning Bylaw. The principal use would need to be accommodated as a permitted land use in the zone and the office spaces would need to be incidental to that use in order to be considered accessory. The Development Officer will be required to make a decision based on the following considerations: the size of lot; nature of the principle use; use made of adjacent lots; incidence of similar use in the neighbourhood; and potential for adverse impacts on adjacent property.

The Zoning Bylaw also requires that the accessory use shall not be used until after the development of the principal use, unless authorized by a development agreement.

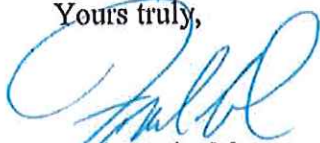
It is our understanding that you and your client are seeking verification that the intended use of the building is compliant with the Zoning Bylaw. In order to provide this verification the recommended next steps are as follows:

- Submit a Development Permit Application detailing the use of the floor spaces and areas on site. The Development Permit must accompany a diagram of the floor areas with written description of activities throughout the building/site which clearly demonstrate the relationship to non-office principal uses on the site. The description of use should establish linkages to business areas elsewhere within the building and on the site, such as compound areas or warehouse areas.
- Submit a Zoning Bylaw Amendment Application to rezone to IA – Light Industrial. This will allow for some flexibility to accommodate a maximum of 1000m² of office space as a principle use.

Upon submission of the application for Development Permit, the Development Officer will make a conclusive determination of the proposed land uses within the building.

Should you have any questions or wish to discuss, please contact Ben Mario at 306-777-7582 or email bmario@regina.ca.

Yours truly,



Fred Searle, Manager
Current Planning Branch

g Road

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

Proposal for:
Ministry of Central Services

221 Winnipeg St. N, Regina, SK.
Site 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

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

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



Yours truly,

Vicki Buchanan

Vicki Buchanan
Realty Manager

Richel Nixon

From: Richel Nixon
Sent: June-07-18 9:33 AM
To: Fred Searle; Shauna Bzdel; Shanie Leugner; Diana Hawryluk
Subject: Department of Highways Proposal – Former Staples Call Centre Building - 221 Winnipeg Street North.
Attachments: Memo to Current Planning_221 Winnipeg St N.DOCX; Ministry - Site Plan - 221 Winnipeg Street Regina (May9-18).pdf; Ministry - Main Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; Ministry - Second Floor Plan - 221 Winnipeg Street Regina (May10-18).pdf; 20180508154657072.pdf; Shindico - Description of User Groups Feb 2018 v2.pdf; June 8.docx; 20180605_082012.pdf

Please see the attached information and agenda for tomorrow's meeting.

Thank you,

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



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

Ministry of Central Services (Park Street)

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

May 8, 2018

Mike Hogan
mike.hogan@cwregina.com

John Pearson
JPearson@Shindico.com

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Should you have any questions or wish to discuss, please contact Ben Mario at 306-777-7582 or email bmario@regina.ca.

Yours truly,



Fred Searle, Manager
Current Planning Branch

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
Project: Park Street

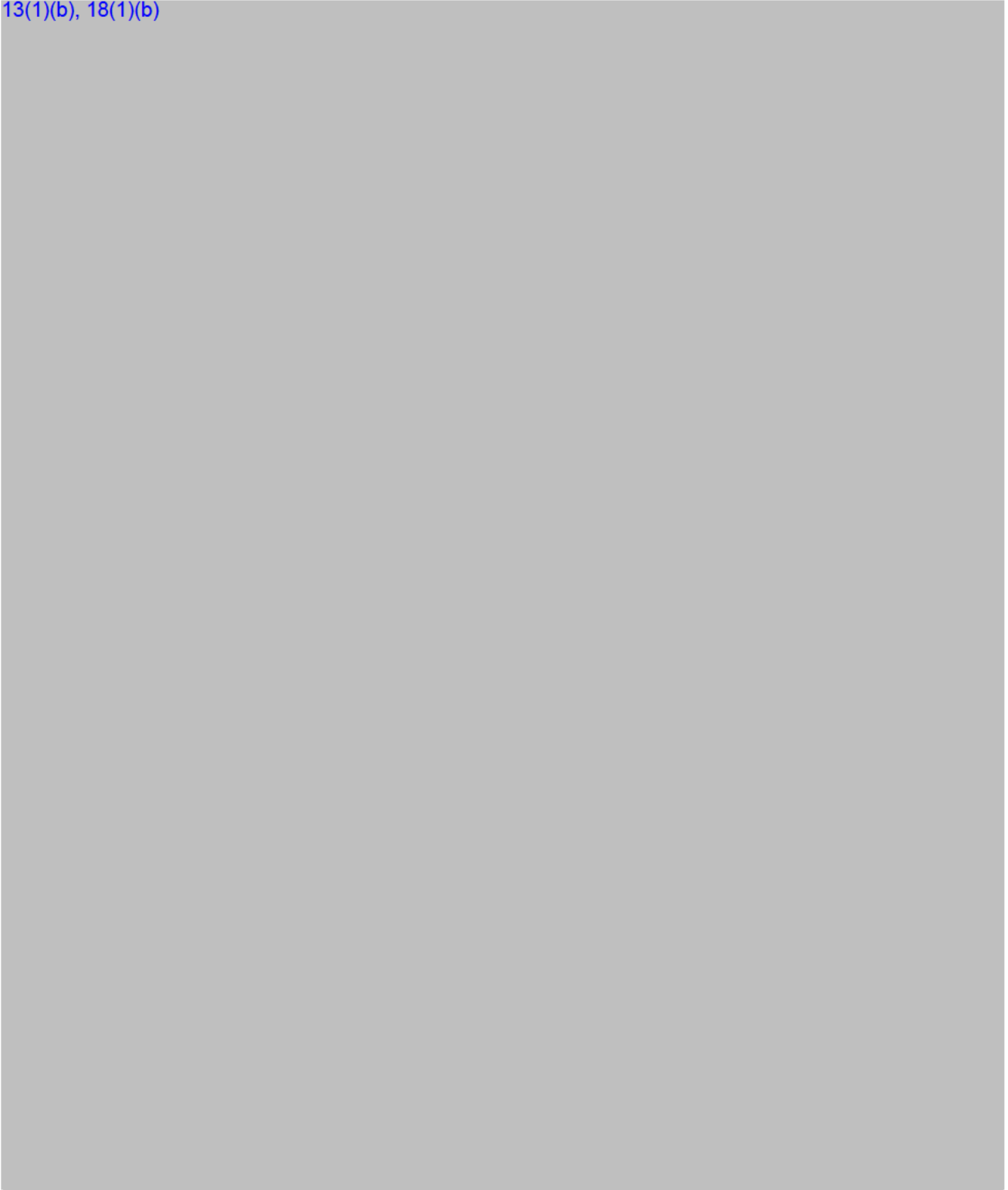
221 Winnipeg St. N, Regina, SK.
2.2.1 (a&b)
Second Floor Plan






Government
— of —
Saskatchewan

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

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

A large rectangular area of the page is completely redacted with a solid grey fill, covering the majority of the central content.

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





June 4, 2018

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

Re: Request for Administrative Review – [Non Responsive](#)

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](#)

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

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

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	Background	Fred
2	Application Overview: <ul style="list-style-type: none">• Development permit – Department of Highways• Zoning Amendment Application – Rezoning from IB to IA	Fred
3	Official Community Plan: <ul style="list-style-type: none">• Office Policy analysis and implications	Shanie
4	Dream Developments Office Industry Proposal	Fred
4	Next Steps	All

Richel Nixon

From: Kelsey, Michael <Michael.Kelsey@colliers.com>
Sent: July-26-18 8:07 AM
To: Fred Searle
Subject: Re: Today's meeting

Thanks Fred

Is there any specific sizes for each of these uses.

Get [Outlook for Android](#)


From: Fred Searle <FSEARLE@regina.ca>
Sent: Thursday, July 26, 2018 7:55:55 AM
To: Kelsey, Michael
Subject: RE: Today's meeting

Hello Michael,

It was nice meeting again last week. I left town following the meeting and missed responding to this so my apologies for the delay. Please find below a summary of the uses that are proposed for a portion of the building at 221 N. Winnipeg Street.

The development permit application submitted on behalf of the Ministry of Highways and Infrastructure consists of:

18(1)(c)



Cheers.

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

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

From: Kelsey, Michael <Michael.Kelsey@colliers.com>

Sent: Tuesday, July 17, 2018 12:58 PM

To: Fred Searle <FSEARLE@regina.ca>

Subject: Today's meeting

Fred, thank you for your time this morning. It was very enlightening.

Would you be able to provide me with the list of different uses that government services is planning for the Winnipeg street property.

Much appreciated.

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Richel Nixon

From: John Pearson <JPearson@Shindico.com>
Sent: June-29-18 1:24 PM
To: Fred Searle
Cc: Mike Hogan; Justin Zarnowski
Subject: RE: Follow up -- 221 Winnipeg, Regina

We appreciate your update and further consideration.
Have a nice Long Weekend.
John

From: Fred Searle <FSEARLE@regina.ca>
Sent: Friday, June 29, 2018 2:21 PM
To: John Pearson <JPearson@Shindico.com>; Mike Hogan <mike.hogan@cwregina.com>
Subject: Follow up

Hello Mike,

This is in follow up to our telephone conversation yesterday and our teleconference on Wednesday.

To confirm, we are taking another look at the classification around the two categories of 13(1)(b) 13(1)(b) to consider these as accessory components to the proposal. At this time there is no additional information required to follow up on this to complete our review. I will let you know soon if there are any additional questions and follow up.

Please let me know if you have any questions.

Fred.

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