

Delaine MacDougall

From: Michelle Lavallee
Sent: Friday, March 29, 2019 5:11 PM
To: Delaine MacDougall
Subject: RE: DUE: Apr. 3 - NOON: URGENT & CONFIDENTIAL: Access to Information Request Advisory # 2019-019 - 221 Winnipeg St. North

Follow Up Flag: Follow up
Flag Status: Completed

Can you search TAS for me for these tow addresses and let me know if there a BPs? What kind and how many...you know all the stuff on the BPs.

221 and 115 Winnipeg St. North

Thanks

Michelle Lavallee
 Manager, Building Standards
 Development Services
 C: 306.531-7502

From: Delaine MacDougall
Sent: March-28-19 10:56 AM
To: Michelle Lavallee <MLAVALLE@regina.ca>
Subject: RE: DUE: Apr. 3 - NOON: URGENT & CONFIDENTIAL: Access to Information Request Advisory # 2019-019 - 221 Winnipeg St. North

I have nothing.

Thanks,

Delaine MacDougall
 Supervisor, Permit Processing
 Building Standards Branch
 Planning & Development Services Department

From: Michelle Lavallee <MLAVALLE@regina.ca>
Sent: Thursday, March 28, 2019 10:41 AM
To: Building Standards <Building_Standards@regina.ca>
Subject: Fwd: DUE: Apr. 3 - NOON: URGENT & CONFIDENTIAL: Access to Information Request Advisory # 2019-019 - 221 Winnipeg St. North

Hello all

Please search your records for information that is requested. This again is a search only. I only need to know approx number of files and time spent searching.

Sent from my iPhone

Begin forwarded message:

From: Coreena McConnell <CMCCONNE@regina.ca>
Date: March 28, 2019 at 9:47:43 AM CST
To: Fred Searle <FSEARLE@regina.ca>, Autumn Dawson <ADAWSON@regina.ca>, Michelle Lavallee <MLAVALLE@regina.ca>, Dustin McCall <DMCCALL@regina.ca>, Lauren Miller <LAMILLER@regina.ca>, Rhonda Mailander <RMAILAND@regina.ca>
Cc: Yves Richard <YRICHARD@regina.ca>, Shanie Leugner <SLEUGNER@regina.ca>, Geoff Brown <GBROWN@regina.ca>, Richel Nixon <RNIXON@regina.ca>, Kayla Kurcin <KKURCIN@regina.ca>, Ivan Sharp <ISHARP@regina.ca>, Ken Gaudet <KGAUDET@regina.ca>
Subject: DUE: Apr. 3 - NOON: URGENT & CONFIDENTIAL: Access to Information Request Advisory # 2019-019 - 221 Winnipeg St. North

Hello everyone,

Please see the attached Search Criteria estimate form for the following FOI Request.

“Time period: January 1, 2019 to March 26, 2019

Re: 221 Winnipeg Street North

Any and all of the following involving the owner of the property 3346286 Manitoba Ltd, Shindico or their representatives or any other 3rd party including Provincial or Federal Government bodies:

- **Agreements**
- **Correspondence received and/or sent internally or externally**
- **Applications, plans, drawings**
- **Presentations made**
- **Permits issued**
- **Changes and/or amendments to zoning bylaws and/or applied for**
- **Property tax information submitted, assessed and/or appeals for the period January 1, 2015 to March 26, 2019 however for property tax info the date shall be between January 1, 2015 to March 26, 2019”**

Please provide me with your response by NOON – Apr. 3rd whether you have:

1. Records related to this search criteria estimate or not.
2. Your estimated number of pages (paper and electronic) and your estimated number of hours to potentially print/scan, if requested (future date).

**** Please ensure you provide me with either a completed Search Criteria form, all sections or provide me with the information to be added to all sections.**

If I can be of any assistance, please contact me at 777-7555 or email/in person.

Thank you,
Coreena

Coreena McConnell
 Customer Service Representative II
 Business Support Branch
 Development Services Department
 City Planning & Development Division

Kelly Leichert

From: Kelly Leichert
Sent: Wednesday, May 8, 2019 8:36 AM
To: Autumn Dawson
Cc: Ben Mario; Michael Cotcher
Subject: 221 N. Winnipeg Street - BP 1114887

Hi Autumn,

16(1)(a)(b)



Thanks,


Kelly Leichert
Development Control Officer II
City Planning and Community Development
Planning and Development Services

P: 306.777.6550

Richel Nixon

From: John Pearson <JPearson@Shindico.com>
Sent: May-09-19 11:02 AM
To: Ben Mario
Cc: Justin Zarnowski; Fred Searle; Mike Hogan
Subject: FW: 221 Winnipeg -- Ministry of Central Services -- Zoning Issue
Importance: High

18(1)(a)(b)



From: Wilgosh, Aaron CS <aaron.wilgosh@gov.sk.ca>
Sent: Tuesday, May 07, 2019 5:25 PM
To: John Pearson <JPearson@Shindico.com>
Subject: Zoning Issue

Hi John,

The compliance officer who has issues with the usage of the building as per the application and its current zoning was Kelly Leichert. The city called our Project Manager Dave Forsyth, who I have copied on this email, to let them know that he wants his supervisor to have a look at the application.

Please let me know if you need any more information on this concern and I hope we can get this settled quickly.

Regards

Aaron Wilgosh

Realty Manager, South Region
Ministry of Central Services
1920 Rose St.
Regina, Canada S4P 0A9

Bus: 306-787-3462
Cell: 306-530-3506
Fax: 306-798-0370

CONFIDENTIALITY NOTICE:

This e-mail (and any attachment) was intended for a specific recipient(s). It may contain information that is privileged, confidential or exempt from disclosure. Any privilege that exists is not waived. If you are not the intended recipient, do not copy or distribute it to another person or use it for any other purpose. Please delete it and advise me by return e-mail or telephone. Thank you.

Kelly Leichert

From: Kelly Leichert
Sent: Thursday, May 9, 2019 3:47 PM
To: Development Services Admin
Subject: Set up meeting

Hi,

As discussed, could we find a meeting time on Monday Morning or Tuesday Morning in which Fred Searle, Autumn Dawson and Ben Mario are free. We need to set this up with a client who is available during these times.

The meeting is regarding: Office Land Use - 221 Winnipeg Street North

The meeting will be with Harlan Kennedy who is the Executive Director of Central Services, Government of Saskatchewan

We would need a room to meet preferably on main floor if possible.

Please invite Mr. Kennedy Harlan.kennedy@gov.sk.ca (306-787-6495). He stated an email invitation is sufficient.

Let me know if you have concerns or can't work out a good solution.

Thanks,

Kelly Leichert
Development Control Officer II
City Planning and Community Development
Planning and Development Services

P: 306.777.6550

Richel Nixon

From: Ben Mario
Sent: May-09-19 9:02 AM
To: Autumn Dawson
Subject: 221 N Winnipeg
Attachments: 221 N. Winnipeg Street; Message from "CHAL09A"

Hi Autumn,

Here is the basis of our approval for the office space at 221 N Winnipeg Street.

Ben Mario, MCIP RPP
Senior City Planner
Planning and Development Services

P: 306.777.7582
E: bmario@regina.ca
Regina.ca



| City of Regina



City of Regina

July 11, 2018

John Pearson
3346286 Manitoba Ltd., c/o Shindico Realty
Winnipeg, MB, R3M 3Y9

Dear Mr. Pearson:

Re: Development Permit Application
Ministry of Highways Infrastructure (MHI) – 221 N. Winnipeg Street

This is in follow up to our telephone conversation on Friday July 6, 2018 regarding the status of the above-referenced development permit application.

As discussed, the City of Regina has concluded the review of the development permit application and has determined that the MHI proposal for re-use of a portion of the building/site is compliant with the land use requirements of *Regina Zoning Bylaw No. 9250* (Zoning Bylaw). This approval is issued on the basis that the office use is accessory to the principal use of the premises as a warehouse and compound in support of highway service, monitoring, and safety operations.

In addition, our analysis has determined that the proposal is not in contravention of the Office Policy in *Design Regina: The Official Community Plan* (OCP) as:

18(1)(a)(b)

Please consult our Building Standards Branch for information and advice on the requirements for building permits that might be required to accommodate the MHI proposal. The link to the building permit information on our website is as follows:

Development Services Department
City Planning & Development Division
Queen Elizabeth II Court | 2476 Victoria Avenue
PO Box 1790 | REGINA SK S4P 3C8

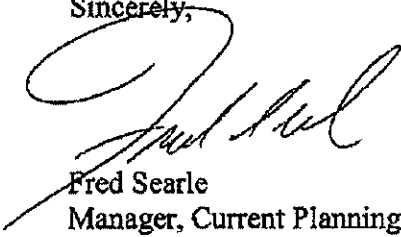
Regina.ca

<https://www.regina.ca/residents/building-demolition/build-on-property/commercial-industrial/index.htm>.

Future development permit applications for the balance of the building/site will be assessed on an individual basis to determine compliance with the Zoning Bylaw and OCP at the time of application.

Should you have any questions please contact me directly at 306-777-7541.

Sincerely,



Fred Searle
Manager, Current Planning

cc. Street File
Senior City Planner East

Phone call w/ John Pearson - ^{Date} 5/9/2019

-noted that the permit that was submitted did not include any non-office space so I questioned if this was still the same use area that was agreed to

28(1), 18(1)(a)(b)

28(1), 18(1)(a)(b)

Non Responsive

Richel Nixon

From: Ben Mario
Sent: May-17-19 10:40 AM
To: harlan.kennedy@gov.sk.ca
Cc: Kelly Leichert
Subject: 221 N Winnipeg Street

Hi Harlan,

I am following up on our meeting on Tuesday.

In order to proceed to make a decision on the building permit we will require more information to determine the **13(1)(b)**
13(1)(b) As noted, only a certain amount of 'principle' office space may be accommodated in the in the zone and the rest needs to be demonstrated to be accessory.

We previously agreed to a similar proposal 2018, but we need to ensure that we have no concerns with the differences between that approval and this current proposal.

Thanks,

Ben Mario, MCIP RPP
Senior City Planner
Planning and Development Services

P: 306.777.7582
E: bmario@regina.ca
Regina.ca



| City of Regina

Richel Nixon

From: John Pearson <JPearson@Shindico.com>
Sent: May-21-19 1:10 PM
To: Ben Mario; Fred Searle
Cc: 'Frank Schuurmans'; harlan.kennedy@gov.sk.ca; Justin Zarnowski
Subject: 221 Winnipeg - Highways Tenancy
Attachments: Site Plan-Winnipeg Street Regina.pdf

Importance: High

Ben | Fred,

Further to our recent conversations, we confirm that the Ministry of Central Services occupancy (Highways Infrastructure MIT) will be occupying space at 221 Winnipeg Street in Regina consistent with the July 11/18 City of Regina Approval Letter. Our original Building Permit was obtained by Hipperson Constructors 18(1)(a)(b) 18(1)(a)(b) Ministry of Central Services and ourselves are very concerned with the delays in the Tenant being able to obtain its Building Permit for the remaining portion of the MIT Highways interior renovations within the existing developed area of 221 Winnipeg Street Building.

18(1)(a)(b)

We look forward to MIT Highways obtaining its Building Permit from the City of Regina as soon as possible. Please contact me if you require any further information in this regard.

Regards John
Direct: 204-928-8229
Cell: 204-981-7220

18(1)(a)(b)

Ring Road



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

Richel Nixon

From: John Pearson <JPearson@Shindico.com>
Sent: May-21-19 4:23 PM
To: Ben Mario
Cc: Frank Schuurmans; Mr. Harlan Kennedy
Subject: Re: 221 Winnipeg - Highways Tenancy

Are you available for a call tomorrow AM?

As per my voice message and my email early today, I explained MIT's use of the compound and that it's functions relate directly to the MIT user groups. This is totally consistent with our approval. Central Services were copied on my email as I was authorized on their behalf to send the information contained in my earlier email. I again copy Frank & Harlan.

On May 21, 2019, at 4:48 PM, Ben Mario <BMARIO@regina.ca> wrote:

Thanks John.

From: John Pearson <JPearson@Shindico.com>
Sent: Tuesday, May 21, 2019 3:47 PM
To: Ben Mario <BMARIO@regina.ca>
Cc: Fred Searle <FSEARLE@regina.ca>; Frank Schuurmans <frank.schuurmans@gov.sk.ca>; harlan.kennedy@gov.sk.ca; Justin Zarnowski <JZarnowski@Shindico.com>
Subject: Re: 221 Winnipeg - Highways Tenancy

Please refer to the details in my email. We attached the compound plan illustrating the size of the compound that they are using.

On May 21, 2019, at 4:24 PM, Ben Mario <BMARIO@regina.ca> wrote:

Hi John,

Thanks for the note. Fred, Autumn, and I met with Harlan from Central Services last week. We are awaiting further information with respect to the size of the compound space and the function of the compound space as it relates to the office space. Once we receive that information and confirm that the permit conforms to our previous approval letter we would be in a position to issue our approval of the permit.

Thanks,

Ben Mario, MCIP RPP

Senior City Planner
Planning and Development Services

P: 306.777.7582
E: bmario@regina.ca
Regina.ca
<image001.png>

From: John Pearson <JPearson@Shindico.com>
Sent: Tuesday, May 21, 2019 1:10 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: 'Frank Schuurmans' <frank.schuurmans@gov.sk.ca>; harlan.kennedy@gov.sk.ca;
Justin Zarnowski <JZarnowski@Shindico.com>
Subject: 221 Winnipeg - Highways Tenancy
Importance: High

Ben | Fred,

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^{18(1)(a)(b)}

^{18(1)(a)(b)}

Ministry of Central Services and ourselves are very concerned with the delays in the Tenant being able to obtain its Building Permit for the remaining portion of the MIT Highways interior renovations within the existing developed area of 221 Winnipeg Street Building.

^{18(1)(a)(b)}

We look forward to MIT Highways obtaining its Building Permit from the City of Regina as soon as possible. Please contact me if you require any further information in this regard.

Regards John
Direct: 204-928-8229
Cell: 204-981-7220

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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.

Richel Nixon

From: Ben Mario
Sent: May-23-19 8:09 AM
To: Kennedy, Harlan CS
Cc: Schuurmans, Frank CS; Wolitski, Stacy CS; Forsyth, Dave CS
Subject: RE: 221 Winnipeg Street North

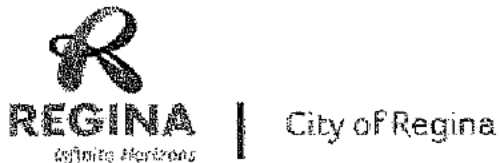
Hi Harlan,

We have all we need to proceed with the approval.

Thanks,

Ben Mario, MCIP RPP
 Senior City Planner
 Planning and Development Services

P: 306.777.7582
 E: bmario@regina.ca
Regina.ca



From: Kennedy, Harlan CS <harlan.kennedy@gov.sk.ca>
Sent: Wednesday, May 22, 2019 11:46 PM
To: Ben Mario <BMARIO@regina.ca>
Cc: Schuurmans, Frank CS <frank.schuurmans@gov.sk.ca>; Wolitski, Stacy CS <stacy.wolitski@gov.sk.ca>; Forsyth, Dave CS <dave.forsyth@gov.sk.ca>
Subject: 221 Winnipeg Street North

Hi Ben. [13\(1\)\(b\)](#)

[13\(1\)\(b\)](#)

of the space at 221 Winnipeg

Street North.

Is this sufficient for the City to proceed with the building permit application, or do you need further information or clarification from the Ministry of Central Services or the building owner on the planned occupancy?

Thanks.

Harlan Kennedy, P.Eng, PMP

Government of Saskatchewan
 Executive Director,
 Project Management and Delivery

Ministry of Central Services
200-1920 Rose Street, Regina, SK S4P 0A9

Bus: 306-787-6495

Cell: 306-552-9347

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Richel Nixon

From: Kelly Leichert
Sent: May-24-19 12:15 PM
To: Ben Mario
Subject: 221 Winnipeg Street BP 1114887 RE: Document2 - Compatibility Mode - Winnipeg Street
Attachments: 221 N Winnipeg St Memo BP 1114887.docx
Follow Up Flag: Follow up
Flag Status: Completed

Hi Ben,

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



Thanks,
Kelly

From: Ben Mario <BMARIO@regina.ca>
Sent: Wednesday, May 22, 2019 2:23 PM
To: Kelly Leichert <KLEICHER@regina.ca>
Subject: Document2 - Compatibility Mode - Winnipeg Street

Hi Kelly,

Please see my draft memo to attached to the building permit approval. Please review and let me know if you have any concerns and please fill in the blanks. I will sign the final.

It would be a good idea to save any correspondence you have relating to this file in the street file.

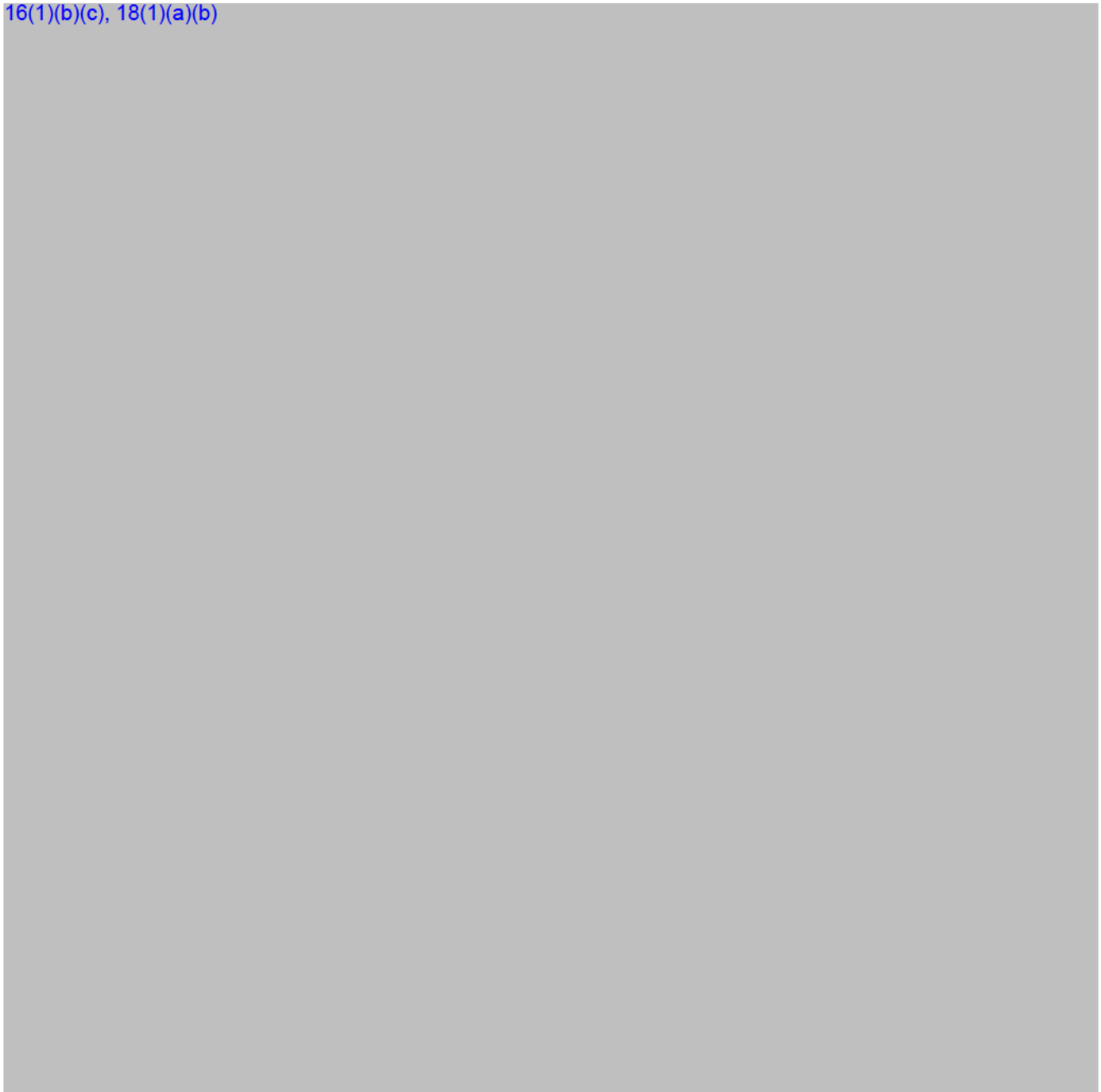
Thanks,
Ben



City of Regina

Memo

16(1)(b)(c), 18(1)(a)(b)



Richel Nixon

From: Ben Mario
To: Kelly Leichert
Subject: Document2 - Compatibility Mode - Winnipeg Street
Attachments: Document2 - Compatibility Mode.docx; Site Plan-Winnipeg Street Regina.pdf

Hi Kelly,

Please see my draft memo to attached to the building permit approval. Please review and let me know if you have any concerns and please fill in the blanks. It would be a good idea to save any correspondence you have



City of Regina

Memo

16(1)(b)(c)



16(1)(b)(c), 18(1)(a)(b)

Ring Road

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

Richel Nixon

From: Ben Mario
Sent: May-24-19 3:12 PM
To: John Pearson
Cc: Kelly Leichert; Fred Searle; Autumn Dawson
Subject: 221 N Winnipeg St Memo BP 1114887
Attachments: 221 N Winnipeg Street Site Plan.pdf; 20190524160739641.pdf; 221 N Winnipeg St Memo BP 1114887.pdf

Importance: Low

Hi John,

Please find attached our formal authorization of the use at 221 N Winnipeg Street. Please call if you need anything else.

Ben Mario, MCIP RPP
Senior City Planner
Planning and Development Services

P: 306.777.7582
E: bmario@regina.ca
Regina.ca



| City of Regina

18(1)(a)(b)

Ring Road

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



City of Regina

July 11, 2018

John Pearson
3346286 Manitoba Ltd., c/o Shindico Realty
Winnipeg, MB, R3M 3Y9

Dear Mr. Pearson:

Re: Development Permit Application
Ministry of Highways Infrastructure (MHI) – 221 N. Winnipeg Street

This is in follow up to our telephone conversation on Friday July 6, 2018 regarding the status of the above-referenced development permit application.

As discussed, the City of Regina has concluded the review of the development permit application and has determined that the MHI proposal for re-use of a portion of the building/site is compliant with the land use requirements of *Regina Zoning Bylaw No. 9250* (Zoning Bylaw). This approval is issued on the basis that the office use is accessory to the principal use of the premises as a warehouse and compound in support of highway service, monitoring, and safety operations.

In addition, our analysis has determined that the proposal is not in contravention of the Office Policy in *Design Regina: The Official Community Plan (OCP)* as:

18(1)(a)(b)

-
-
-

Please consult our Building Standards Branch for information and advice on the requirements for building permits that might be required to accommodate the MHI proposal. The link to the building permit information on our website is as follows:

Development Services Department
City Planning & Development Division
Queen Elizabeth II Court | 2476 Victoria Avenue
PO Box 1790 | REGINA SK S4P 3C8

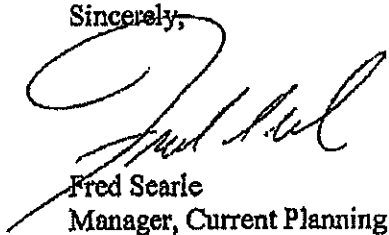
Regina.ca

<https://www.regina.ca/residents/building-demolition/build-on-property/commercial-industrial/index.htm>.

Future development permit applications for the balance of the building/site will be assessed on an individual basis to determine compliance with the Zoning Bylaw and OCP at the time of application.

Should you have any questions please contact me directly at 306-777-7541.

Sincerely,



Fred Searie
Manager, Current Planning

cc. Steel File
Senior City Planner East



City of Regina

Memo

May 24, 2019

ATTACH TO BUILDING PERMIT

Send VIA EMAIL: JPearson@Shindoco.com

To: John Pearson, Shindico Realty

Re: 221E Winnipeg Street, Building Permit Ref 1114887

The City issues approval as a Development Permit on the basis that the proposal is consistent with the City's letter of approval dated July 11, 2018, attached for reference. [18\(1\)\(a\)\(b\)](#)
[18\(1\)\(a\)\(b\)](#)

The above noted permit is approved on the following condition:

1. [18\(1\)\(a\)\(b\)](#)
- 2.
- 3.

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

Ben Mario

Ben Mario MCIP RPP
Senior City Planner

cc: Street file

i:\wordpro\streets\2019\221 n winnipeg st memo bp 1114887.docx

Richel Nixon

From: Kelly Leichert
Sent: May-29-19 9:49 AM
To: Yves Richard
Subject: FW: 221 N Winnipeg St Memo BP 1114887
Attachments: 221 N Winnipeg Street Site Plan.pdf; 20190524160739641.pdf; 221 N Winnipeg St Memo BP 1114887.pdf

Importance: Low

Hi Yves,

16(1)(a)(b)

Thanks,

Kelly Leichert
 Development Control Officer II
 City Planning and Community Development
 Planning and Development Services

P: 306.777.6550

From: Ben Mario <BMARIO@regina.ca>
Sent: Friday, May 24, 2019 3:12 PM
To: John Pearson <JPearson@Shindico.com>
Cc: Kelly Leichert <KLEICHER@regina.ca>; Fred Searle <FSEARLE@regina.ca>; Autumn Dawson <ADAWSON@regina.ca>
Subject: 221 N Winnipeg St Memo BP 1114887
Importance: Low

Hi John,

Please find attached our formal authorization of the use at 221 N Winnipeg Street. Please call if you need anything else.

Ben Mario, MCIP RPP
 Senior City Planner
 Planning and Development Services

P: 306.777.7582
 E: bmario@regina.ca
Regina.ca

Memo

May 24, 2019

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To: John Pearson, Shindico Realty

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18(1)(a)(b)

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1. 18(1)(a)(b)
- 2.
- 3.

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



Ben Mario MCIP RPP
Senior City Planner

cc: Street file

i:\wordpro\streets\2019\221 n winnipeg st memo bp 1114887.docx

18(1)(a)(b)

Ring Road

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



City of Regina

July 11, 2018

John Pearson
3346286 Manitoba Ltd., c/o Shindico Realty
Winnipeg, MB, R3M 3Y9

Dear Mr. Pearson:

Re: Development Permit Application
Ministry of Highways Infrastructure (MHI) – 221 N. Winnipeg Street

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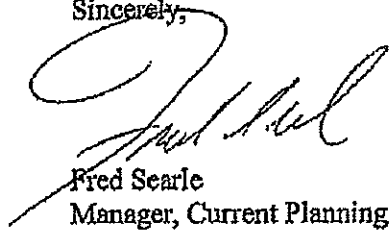
Regina.ca

<https://www.regina.ca/residents/building-demolition/build-on-property/commercial-industrial/index.htm>.

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Should you have any questions please contact me directly at 306-777-7541.

Sincerely,



Fred Searle
Manager, Current Planning

cc. Street File
Senior City Planner East

Kelly Leichert

From: Yves Richard
Sent: Thursday, May 30, 2019 12:09 PM
To: Kelly Leichert
Subject: RE: 221 N Winnipeg St Memo BP 1114887

Thanks Kelly for the information.
And thank your time for the session yesterday, really appreciate.

Yves

From: Kelly Leichert <KLEICHER@regina.ca>
Sent: Wednesday, May 29, 2019 9:49 AM
To: Yves Richard <YRICHARD@regina.ca>
Subject: FW: 221 N Winnipeg St Memo BP 1114887
Importance: Low

Hi Yves,

16(1)(a)(b)



Thanks,

Kelly Leichert
Development Control Officer II
City Planning and Community Development
Planning and Development Services

P: 306.777.6550

From: Ben Mario <BMARIO@regina.ca>
Sent: Friday, May 24, 2019 3:12 PM
To: John Pearson <JPearson@Shindico.com>
Cc: Kelly Leichert <KLEICHER@regina.ca>; Fred Searle <FSEARLE@regina.ca>; Autumn Dawson <ADAWSON@regina.ca>
Subject: 221 N Winnipeg St Memo BP 1114887
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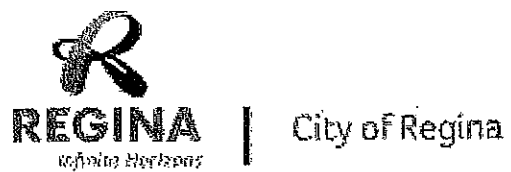
Ben Mario, MCIP RPP

Senior City Planner
Planning and Development Services

P: 306.777.7582

E: bmario@regina.ca

Regina.ca



Kelsey Longmoore

From: Kelsey Longmoore
Sent: Thursday, June 13, 2019 3:44 PM
To: 'Forsyth, Dave CS'
Subject: Building Standards Review - 221 N Winnipeg - Permit Application 1114887

Good day-

I have completed the building standards review of the above referenced application, and require more information/clarification on the following (all references from Division B of the 2015 National Building Code, unless otherwise noted):

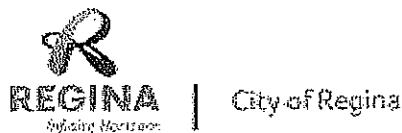
1. A building classification of 3.2.2.58 was noted. This is a new building classification and there are other requirements throughout the NBC specifically relating to 3.2.2.58. Were these considered? Or should the classification be 3.2.2.57?
2. A door on the east side of the main floor is being removed. Please provide information on adjacent space as it looks like travel distances may be too far now.
3. What are the adjacent spaces used for? What are the demising walls rated? Is the adjacent space a *storage garage*?
4. What is the occupant load of the main floor suite and second floor suite?
5. Although the washrooms are not part of the scope of this project, it does appear that the latch clearance minimums in 3.8.3.6(11) are not met. I would recommend installing power door openers as part of this project.


NEW* Please note that a re-review will only be completed once all information on the request for clarification or revision above have been addressed. I am able to discuss items with various designers, however will only review information submitted through the applicant. Please provide all information in one complete submission. Information sent in various emails will result in a delay in review. If drawings are required to be revised, you are required to submit two hard copies. If items can be addressed with emailed documents, please be aware that should printing be required, printing fees will be charged.

If you require clarification on the above, let me know.

Regards,
Kelsey

Kelsey Longmoore
Building Code Engineer
Planning & Development Services Department
2476 Victoria Avenue, Regina SK S4P 3C8
P: 306.777.7000
E: klongmoo@regina.ca



 Studies show trees live longer when they're not cut down.
Please do not print this email unless you really need to.

Richel Nixon

From: Michael Cotcher
Sent: June-18-19 1:32 PM
To: Cindy Howden
Cc: Ben Mario
Subject: RE: Access to Information Request #2019-019 – 221 Winnipeg St. North
Attachments: CoR Office Policy Stakeholder Session Summary_28-02-2019.pdf

Hi Cindy,

The meeting was by invite only to a contact list of stakeholders but I would consider it public. We had shared the attached meeting notes with attendees after the meeting. A portion of the meeting involved table discussions. I see in the meeting notes on page one that someone had mentioned that property (noted as Staples on North Winnipeg St.).

Michael Cotcher, RPP, MCIP
 Senior City Planner
 Planning & Development Services Department

P: 306.777.6346
 E: mcotcher@regina.ca
Regina.ca

From: Ben Mario
Sent: Tuesday, June 18, 2019 1:23 PM
To: Michael Cotcher <MCOTCHER@regina.ca>
Cc: Cindy Howden <CHOWDEN@regina.ca>
Subject: FW: Access to Information Request #2019-019 – 221 Winnipeg St. North

Hi Michael,

Can you please follow up with Cindy on this?

Thanks,
 Ben

From: Cindy Howden <CHOWDEN@regina.ca>
Sent: Tuesday, June 18, 2019 1:11 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: Access to Information Request #2019-019 – 221 Winnipeg St. North

Hi Ben,

I am being questioned by the applicant regarding the attached record. The question is in regard to the Office Development Policies Review Stakeholder meeting which happened on February 28, 2019 with the City of Regina Review and Michael Cotcher. Can you tell me if this is a public meeting, also is the City in possession of the minutes and was anything responsive to 221 or 115 Winnipeg St. North discussed at the meeting?

Thanks

Cindy Howden
 Privacy & Freedom of

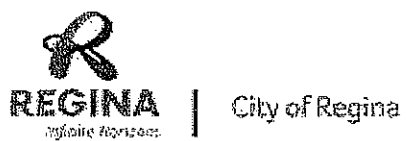
Information Officer
Corporate Information Governance

P: 306.777.7263

F: 306.777.6809

E: chowden@regina.ca

Regina.ca



City of Regina Office Development Policies Stakeholder Session

Feb 28, 2019

Question 1 – What issues, if any, do you have with the existing policies?

Dawn Martin's Table

- A willingness and ability to enforce the existing policies
- There may be some lack of clarity (i.e. wide interpretation) ex. Staples on North Winnipeg, Medical Building (east end) with non-medical uses
- Parking is too restrictive

Ben Mario's Table

- Too much emphasis on downtown
- But doesn't work for everyone
 - o Parking, space, customers, etc.
- Too much emphasis on using office as a driver to meet downtown development objectives
 - o More emphasis on residential and entertainment
- Current policy would not accommodate a major non-downtown user even if it meets other growth objectives

Lauren Miller's Table

- City policy doesn't support office users with multiple needs/uses
- Definition of office has changed
- City not proactive in allowing more parking downtown
- Companies are condensing, employees are more mobile, the way people work is changing and the relationship to the physical office
- Substantial difference in operating costs/taxes between downtown and suburban/industrial
- Downtown is congested and not easy to access major expressways

Shanie Leugner's Table

- It may not result in the intent/desired outcome (does not necessarily increase the vibrancy of the downtown)
- Limits viable office development
- Policies/Zoning – Office, General versus Office, Industry
- May simply be an increased demand for Office, Industry than Office, General, but policy restricts
- Not allowed medium outside of Downtown if high vacancy – and they won't go downtown, so they may be driven to other municipalities
- Drives up land prices in downtown. Lowers land value outside of the downtown.
- Creates traffic and parking issues for the downtown
- The 80% value is not scientific, what is the data that indicates that this is an appropriate threshold?
- May prohibit the vibrancy of other areas of Regina and affect the desire of creating Complete Neighbourhoods
- It may limit the vibrancy and viability of the Regina Airport

- Creating “donut hole” in Warehouse District, they are experiencing development on the perimeter but not in the centre.

Autumn Dawson’s Table

- Threshold for downtown vacancy rate is too low (6.5%)
- Thresholds do not work
- Solutions may include a discretionary use process if threshold can’t be met or change the percentage or eliminate the percentage
- Concept of 80% being downtown, the solution may be to eliminate or reduce this percentage
- Certain office users cannot be accommodated downtown
- Existing office buildings should be grandfathered
- Not adapting quickly to mixed-use market

Question 2 – What benefits, if any, do you see from the existing policies?

Dawn Martin’s Table

- We HAVE a downtown
- It (the policy) keeps a high tax base
- Policy has resulted in significant reinvestment in recent years

Ben Mario’s Table

- Protects the downtown market
- Without office/daytime population, the downtown would have even less activity after 5 p.m.
- Cities the size of Regina need policy support to prevent loss of market – downtown is only 15-minute drive from the outskirts

Lauren Miller’s Table

- Current policy is protecting the downtown
- Supports hospitality industry
- Creates density – synergies like supporting community events and gathering spaces
- Forces more efficient use of infrastructure

Shanie Leugner’s Table

- Existing downtown buildings and businesses have preferred access to tenants
- Creates concentration of uses/density and customers can meet many of their needs in one central location (support industries benefit from this concentration)
- Supports public transit and efficient use of infrastructure
- Creates level playing field
- Benefits are greater for those in the downtown

Autumn Dawson’s Table

- Establishes guidelines for office development in the city
- Spirit of policy is live/work/play, but this may not be fully supported

Question 3 – How have the existing polices affected your operations or objectives?

Ben Mario's Table

- The 80% threshold has benefitted downtown owners and provides certainty (provides space AND that space will be utilized)

Lauren Miller's Table

- Space in suburban areas remain vacant due to size restrictions
- Limited players in new office development in the downtown
- Inability to accommodate fleet and office uses in one compound
- Perceived to restrict development
- Attracting new companies to Regina
- Limited ability to develop infill sites

Shanie Leugner's Table

- Restricts supply-demand for office outside of downtown
- Restricts options for businesses with mixed operations which may negative affect operation of tenants
- Can calculations exclude warehouse space or other types of use?
- Businesses are going to other municipalities
- Doesn't allow flexibility for special/unique circumstances
- No discretion for new ideas
- Process takes too long
- Affects ability to meet sales goals
- Not allow reuse and revitalization of vacant buildings and spaces

Autumn Dawson's Table

- High density office (9:00-5:00) in downtown has restricted other users (restaurants, etc.)
- Parking
- Some businesses are unable to expand and/or unable to relocated
- May be more appropriate outside of the downtown and may not want to locate downtown
- Definitions in current Zoning Bylaw (Office, Industry)
- The inability to think outside of the box. We need more flexibility (ex. Discretionary Use Option)
- Caused a decision to invest in other areas (municipalities and/or province)

Dawn Martin's Table

- Constraints within existing policy prohibit development
- Need better flexibility to ensure investment is sustainable into the future
- Very restrictive - protectionist
 - o Potential businesses go to other jurisdictions where it is easier and cheaper
- Reduces investment
 - o Not competitive
 - o Developers will follow the path of least resistance
 - o Complexity costs time and money

Question 4 – How do you regard the current state of the Regina office market?

Ben Mario's Table

- Question: Will there be large scale users to bump the market versus organic growth?
- Similar office vacancy rates in downtown versus suburban areas
- Less concern to downtown interests if a major user (100k) builds in suburbs, no loss to downtown. More concerned about "bleeding" of users from downtown to suburban locations
- Conversions of industrial to office are a concern – Downtown cannot compete (\$\$)

Lauren Miller's Table

- No demand – regardless of rental rate
- At a crossroads
- Our growth is primarily in industry not traditional large office market
- City should not dictate where office development goes
- The office market is dysfunctional
- Aging office spaces
- Disconnect between logistics
- 12th Avenue is dysfunctional – it doesn't work

Shanie Leugner's Table

- Expect increase in vacancy (25% - 30% vacancy) especially in Class B
- Saskatchewan in poor economic state, generally
- Consider the distribution of government office staff. Are there many that could be relocated downtown?
- Regina may be behind in adapting to change in economic conditions.
- Policies should be adaptable to changing conditions of supply/demand, not set based on a snap shot in time
- New office buildings outside of downtown and city may affect downtown office vacancy rate

Autumn Dawson's Table

- Weak – not a lot of movement, downsizing, not landlord friendly (tenant friendly), lots of vacancy
- Office work is changing, not always a need for an "office tower", shifting work space
- Business are growing but don't need new space
- Traditional office work (ex. Government, Head Office) are contracting
- Regina is less innovative than other markets
- Regina does not invest as much tax revenue as other municipalities

Dawn Martin's Table

- Soft
- No new cranes
- Policy is not helping
- Not always helpful to talk about "Office" in isolation
 - o More and more mixed use

- Can't be accommodated downtown but the mix doesn't work in suburban
- Parking is a huge issue
 - Can't get enough in the downtown
 - Too expensive

Open Discussion

- Regina's policy is seen as a best practice in Canada in terms of retaining the downtown as the focus for major office
- We need to keep the policy, just need to look at what "adjustments" may be needed to improve the existing policies
- Question about feedback on the draft zoning regulations: Answer that comments will be accepted on Zone Forward until March 15.

Richel Nixon

From: Ben Mario
Sent: June-19-19 3:54 PM
To: Kelly Leichert
Subject: RE: Document2 - Compatibility Mode - Winnipeg Street

Oh yes. I sent it out. Thanks.

From: Kelly Leichert <KLEICHER@regina.ca>
Sent: Wednesday, June 19, 2019 2:54 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: FW: Document2 - Compatibility Mode - Winnipeg Street

Hi Ben,

Lost track of this one.

Not sure if you signed and sent this. If not, we should as it has been here quite some time.

Thanks,
kelly

From: Ben Mario <BMARIO@regina.ca>
Sent: Wednesday, May 22, 2019 2:23 PM
To: Kelly Leichert <KLEICHER@regina.ca>
Subject: Document2 - Compatibility Mode - Winnipeg Street

Hi Kelly,

Please see my draft memo to attached to the building permit approval. Please review and let me know if you have any concerns and please fill in the blanks. I will sign the final.

It would be a good idea to save any correspondence you have relating to this file in the street file.

Thanks,
Ben

Kelsey Longmoore

From: Jay Zimmerman <jay@kreate-arch.com>
Sent: Tuesday, June 25, 2019 11:22 AM
To: Kelsey Longmoore; 'Forsyth, Dave CS'
Subject: RE: 18-78 Building Standards Review - 221 N Winnipeg - Permit Application 1114887

Dear Kelsey,

2 hard copies of A-1 sheet were couriered to your attention this morning which you should receive them shortly. In regards to the adjacent spaces, we have illustrated the existing layouts to the best of our knowledge on Keyplan drawing A-1.

Please advise if further information is required.

Thanks,

Jay Zimmerman, Dipl.AT
 Senior Architectural Technologist



Architecture and Design Ltd.


#200 - 2300 Dewdney Avenue
 Regina, Sask.
 S4R 1H5

Phone: 306.585.2400
 Fax: 306.585.2399
 Web: www.kreate-arch.com

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From: Kelsey Longmoore <KLONGMOO@regina.ca>
Sent: Tuesday, June 25, 2019 10:52 AM
To: jay@kreate-arch.com; 'Forsyth, Dave CS' <dave.forsyth@gov.sk.ca>
Subject: RE: 18-78 Building Standards Review - 221 N Winnipeg - Permit Application 1114887

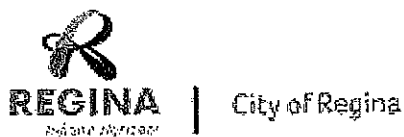
Hi Jay/Dave.


Please see my updated comments below in  I don't believe I've received the hard copies as you've noted. Have you sent in?

Regards,
 Kelsey

Kelsey Longmoore, P. Eng
 Building Code Engineer
 Planning & Development Services Department

2476 Victoria Avenue, Regina SK S4P 3C8
 P: 306.777.7000
 E: klongmoo@regina.ca



 Studies show trees live longer when they're not cut down.
Please do not print this email unless you really need to.

From: Jay Zimmerman <jay@kreate-arch.com>
Sent: Monday, June 24, 2019 3:17 PM
To: Kelsey Longmoore <KLONGMOO@regina.ca>; 'Forsyth, Dave CS' <dave.forsyth@gov.sk.ca>
Subject: 18-78 Building Standards Review - 221 N Winnipeg - Permit Application 1114887

Dear Kelsey,
 Please see my additional responses below. I have also attached original main floor plan for your information and reference for original adjacent spaces to our present project area.

Jay Zimmerman, Dipl.AT
 Senior Architectural Technologist



Architecture and Design Ltd.
 #200 - 2300 Dewdney Avenue
 Regina, Sask.
 S4R 1H5

Phone: 306.585.2400
 Fax: 306.585.2399
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Subject: RE: 18-78 Building Standards Review - 221 N Winnipeg - Permit Application 1114887

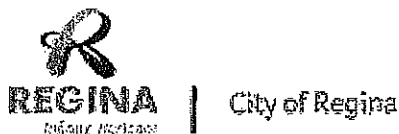
Hi Jay-


Please see my updated comments below, highlighted in yellow

Regards,
 Kelsey

Kelsey Longmoore, P. Eng
 Building Code Engineer
 Planning & Development Services Department

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 P: 306.777.7000
 E: klongmoo@regina.ca



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Sent: Friday, June 14, 2019 11:38 AM
To: Kelsey Longmoore <KLONGMOO@regina.ca>; 'Forsyth, Dave CS' <dave.forsyth@gov.sk.ca>
Subject: 18-78 Building Standards Review - 221 N Winnipeg - Permit Application 1114887

Dear Kelsey,

I am responding to the information/clarification requirements below on behalf of Dave Forsyth.
 Please find responses below in blue text.

Let me know if any further information or clarification is required.

Regards,

Jay Zimmerman, Dipl.AT
 Senior Architectural Technologist



Architecture and Design Ltd.

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From: Forsyth, Dave CS <dave.forsyth@gov.sk.ca>
Sent: Thursday, June 13, 2019 6:08 PM
To: Kurt D <kd@kreate-arch.com>
Subject: Fwd: Building Standards Review - 221 N Winnipeg - Permit Application 1114887

Pls respond directly to Kelsey
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From: Kelsey Longmoore <KLONGMOO@regina.ca>

Sent: Thursday, June 13, 2019 3:43:48 PM

To: Forsyth, Dave CS

Subject: Building Standards Review - 221 N Winnipeg - Permit Application 1114887

Good day-

I have completed the building standards review of the above referenced application, and require more information/clarification on the following (all references from Division B of the 2015 National Building Code, unless otherwise noted):

1. A building classification of 3.2.2.58 was noted. This is a new building classification and there are other requirements throughout the NBC specifically relating to 3.2.2.58. Were these considered? Or should the classification be 3.2.2.57?

We will classify the building under 3.2.2.57. Please have this information updated on the stamped drawings. 3.2.2.57 has a requirement for *noncombustible* construction

Revised A-1 drawings will be forwarded to your attention with revision to 3.2.2.57 building classification. No other changes are required to the drawings to meet this requirement. Thank you. This also affects all the building services materials as well, but will be put as a condition for the inspectors to ensure it is met onsite.

2. A door on the east side of the main floor is being removed. Please provide information on adjacent space as it looks like travel distances may be too far now. Please provide a basic layout of the space. Is it an existing tenant?

There is no tenant within adjacent spaces to this area. Original main floor drawing attached for your reference. Please provide a basic plan of what is there now. We can not leave a space without proper exits, distances between exits, egress and exit travel distances. What was provided does not help me confirm this. Existing door referenced will be removed and infilled with 1hr fire rated wall.

Maximum travel distance to exit within adjacent space remains less than required 45m.

Maximum travel distance within renovated space remains less than required 40m.

3. What are the adjacent spaces used for? What are the demising walls rated? Is the adjacent space a *storage garage*? Are these currently vacant? If they are not, please inquire if the space is used as a storage garage. If it is, the 1.5hr rating needs to be addressed.

Existing East adjacent spaces were designed and used as shop areas. Demising walls were designed to be 1hr FRR. Their current use is unknown.

We have confirmed that adjacent spaces are vacant.

4. What is the occupant load of the main floor suite and second floor suite?

18(1)(a)(b)

Fixture calculations referenced to Table 3.7.2.2.-B

18(1)(a)(b)

18(1)(a)(b)

5. Although the washrooms are not part of the scope of this project, it does appear that the latch clearance minimums in 3.8.3.6(11) are not met. I would recommend installing power door openers as part of this project. Recommendation has been provided to tenant for consideration.

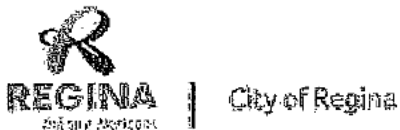
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If you require clarification on the above, let me know.

Regards,
Kelsey

Kelsey Longmoore
Building Code Engineer
Planning & Development Services Department

2476 Victoria Avenue, Regina SK S4P 3C8
P: 306.777.7000
E: klongmoo@regina.ca



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Delaine MacDougall

From: Braden Uleryk
Sent: Tuesday, July 9, 2019 11:32 AM
To: dave.forsyth@gov.sk.ca
Subject: Approved - 221 N Winnipeg Street

The application for **221 N Winnipeg Street** has been approved
Application # 1114887

You can pick up and pay for the permit at the Permit counter on the main floor of City Hall
The plans are required to be on site and available if the inspector needs to look at them.

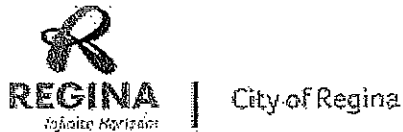
The building permit fee is \$ **10,240.00**

The permit counter is open from 8:00am to 4:45pm including Lunch hour

If there are any questions you can call the office at 306 777 7000 and ask for the permit counter

Regards,
Braden Uleryk
Building Official I
Planning & Development Services
City Planning & Community Development
P: 306-777-7000

E: buleryk@regina.ca



Richel Nixon


From: Kelsey Longmoore
Sent: July-26-19 9:17 AM
To: Richel Nixon
Subject: FW: 18-78 Building Standards Review - 221 N Winnipeg - Permit Application 1114887
Attachments: 18-78 Original Main Floor.pdf

Kelsey Longmoore, P. Eng
Building Code Engineer
Planning & Development Services Department

2476 Victoria Avenue, Regina SK S4P 3C8
P: 306.777.7000
E: klongmoo@regina.ca



City of Regina

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Senior Architectural Technologist



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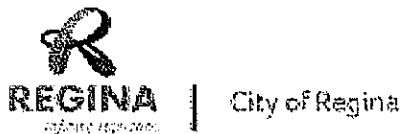
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Regards,
Kelsey

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Building Code Engineer
Planning & Development Services Department

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Regards,
Jay Zimmerman, Dipl.AT
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I have completed the building standards review of the above referenced application, and require more information/clarification on the following (all references from Division B of the 2015 National Building Code, unless otherwise noted):

1. A building classification of 3.2.2.58 was noted. This is a new building classification and there are other requirements throughout the NBC specifically relating to 3.2.2.58. Were these considered? Or should the classification be 3.2.2.57?
We will classify the building under 3.2.2.57. Please have this information updated on the stamped drawings. 3.2.2.57 has a requirement for *noncombustible* construction. Revised A-1 drawings will be forwarded to your attention with revision to 3.2.2.57 building classification. No other changes are required to the drawings to meet this requirement.
2. A door on the east side of the main floor is being removed. Please provide information on adjacent space as it looks like travel distances may be too far now. Please provide a basic layout of the space. Is it an existing tenant?
There is no tenant within adjacent spaces to this area. Original main floor drawing attached for your reference. Existing door referenced will be removed and infilled with 1hr fire rated wall.
Maximum travel distance to exit within adjacent space remains less than required 45m.
Maximum travel distance within renovated space remains less than required 40m.
3. What are the adjacent spaces used for? What are the demising walls rated? Is the adjacent space a *storage garage*? Are these currently vacant? If they are not, please inquire if the space is used as a storage garage. If it is, the 1.5hr rating needs to be addressed.
Existing East adjacent spaces were designed and used as shop areas. Demising walls were designed to be 1hr FRR. Their current use is unknown.
We have confirmed that adjacent spaces are vacant.
4. What is the occupant load of the main floor suite and second floor suite?

18(1)(a)(b)

5. Although the washrooms are not part of the scope of this project, it does appear that the latch clearance minimums in 3.8.3.6(11) are not met. I would recommend installing power door openers as part of this project. Recommendation has been provided to tenant for consideration.

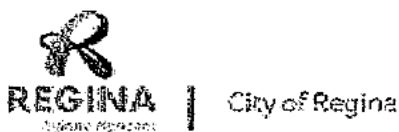
NEW* Please note that a re-review will only be completed once all information on the request for clarification or revision above have been addressed. I am able to discuss items with various designers, however will only review information submitted through the applicant. Please provide all information in one complete submission. Information sent in various emails will result in a delay in review. If drawings are required to be revised, you are required to submit two hard copies. If items can be addressed with emailed documents, please be aware that should printing be required, printing fees will be charged.


If you require clarification on the above, let me know.

Regards,
Kelsey

Kelsey Longmoore
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Planning & Development Services Department

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 *Studies show trees live longer when they're not cut down.*
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18(1)(a)(b)

