

**From:** [Ben Mario](#)  
**To:** [steve.jordan28\(1\)](#)  
**Cc:** [Fred Searle](#)  
**Subject:** RE: 221 Winnipeg Street North  
**Date:** Friday, December 28, 2018 1:41:00 PM  
**Attachments:** [image001.png](#)

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Hi Steve,

I hope you've enjoyed the holidays so far, and I wish you all the best in 2019.

The former use as the Staples Call Centre was not approved as an "Office." Rather it was approved as retail, the rationale being that products are being sold from the premises (albeit remotely), and it fit the definition of a retail use. This decision dates back to about 1999. You are correct to assume that if the Staples Call Centre was approved as an Office, an office tenant could likely have replaced Staples as a continuation of a non-conforming use. This was not the case.

The City granted the use of the space to the Provincial Government tenant on a different rationale. The City determined that the proposed use did not constitute purpose-built office space as described in the Official Community Plan. A significant portion of the office spaces were considered to be accessory to a warehouse or non-office purpose and were not considered to be a "principle use." We were satisfied with the information provided by the proponents that described the needs of the warehouse/office users.

While some of the provincial office tenants were located within the downtown we are also aware that significant parts of the business would relocate from other industrial areas.

I hope this answers your question. Please call if you wish to have further discussion.

Thanks,

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

P: 306.777-7582  
E: [bmario@regina.ca](mailto:bmario@regina.ca)



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**From:** [steve.jordan28\(1\)](#) [[mailto:steve.jordan28\(1\)](mailto:steve.jordan28(1))]  
**Sent:** Thursday, December 13, 2018 2:40 PM  
**To:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>  
**Subject:** RE: 221 Winnipeg Street North

Dear Mr. Mario:

Thank you for your email of September 12<sup>th</sup>, 2018 in regards to the Zoning of the above captioned property. I am still confused about this issue and perhaps you could provide me with some clarification.

I realize that the Zoning Category IB does not permit Office Development. If the use of a Call Center (which is not defined in the Zoning Bylaw) is considered an Office, then the reuse of the building for Office might not be an issue. Would this be the case?

In my conversations with John Pearson of Shindico he told me Shindico's thought was that the City of Regina would not support a Zoning change. He suggested to "give the Government the warehouse space they may not want and charge them minimum base rent and occupancy costs so the City of Regina accepts it as an office/warehouse tenant". Was this the scenario that allowed the

permission to be granted for the use?

The Official Community Plan Bylaw clearly states limited opportunities for suburban development if (B) The Vacancy Rate for Office in the Downtown, as interpreted by the City, does not exceed 6.5 per cent. How does this correspond with the Downtown Vacancy Rate?

The Majority of the Government Departments to be relocated are coming from Downtown Regina (1855 Victoria Avenue). How does this correspond with the Downtown Business Improvement District Bylaw and how is this viewed by City Administration and City Council?

I apologize for the delay in responding to your Email of September 12<sup>th</sup>, 2018 and hope you can help me understand this issue more clearly.

Regards

Steve



**Steve Jordan**

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**From:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>

**Sent:** September 12, 2018 1:16 PM

**To:** [steve.jordan28\(1\)](mailto:steve.jordan28(1)@regina.ca)

**Cc:** Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>

**Subject:** RE: 221 Winnipeg Street North

Dear Mr. Jordan,

Thanks for your note concerning the above referenced property.

The City of Regina received two separate applications related to this property. The first application was for a development permit application for a portion of the building and site to accommodate various Ministry of Highways and Infrastructure (MHI) branches including the Highways Hotline call centre, Regina Bypass Monitoring Centre, Commercial Vehicle Enforcement, Highways Operations and Emergency Response, Design and Engineering, and Warehouse space and Fleet compound space. Development applications are reviewed on an individual basis for compliance with the requirements of the Zoning Bylaw and policy in the Official Community Plan (OCP). The second separate application was for zoning amendment to rezone the property from IB – Medium Industrial to IA – Light Industrial to address long-term development plans for the property.

The application was reviewed with the same policy lens that we would for any development that has an office component. In this case it was determined that the proposal did not conflict with the Office Policy (Official Community Plan) as the proposal was a conversion of an existing building and no new floor area was being added, and it accommodated Highways operations which were already in industrial locations and did not challenge the intent of the policy to accommodate major office tenants in the downtown. The office use was classified as accessory to the principal use of the property as a warehouse compound for highway service related uses. In this case the office use was not deemed a principal use. Principal use office tenants with no relationship to industrial spaces within the building would be subject to policy evaluation, which would limit use to 1,000m<sup>2</sup>.

I trust this answers your questions. Please call if you wish to discuss further.

Thanks,

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

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**From:** [steve.jordan28\(1\)](mailto:steve.jordan28(1)@regina.ca) [mailto:[steve.jordan28\(1\)](mailto:steve.jordan28(1)@regina.ca)] ]  
**Sent:** Wednesday, September 05, 2018 7:58 PM  
**To:** Ben Mario <[BMARIO@regina.ca](mailto:BMARIO@regina.ca)>; Fred Searle <[FSEARLE@regina.ca](mailto:FSEARLE@regina.ca)>  
**Subject:** 221 Winnipeg Street North

Gentlemen:

Late in 2016 and in 2017 I was working with the Deputy Minister of the Ministry of Central Services in regards to 221 Winnipeg Street North in Regina.

I subsequently had the Deputy Minister of the Department of Highways along with his Senior Management Team and Senior Management from the Ministry of Central Services at this property. They indicated a strong interest to relocate some of the Department of Highways offices to this location.

On January 30<sup>th</sup> and February 1<sup>st</sup>, 2018 Mr. Mario and I had conversations in regards to this above captioned property and Zoning. I was clearly informed that this location was not, at this time, zoned for any Office Tenancy which was not related to "Call Centre". A Community Plan Amendment would have to be initiated as a first step and a subsequent Zoning Change would have to be applied for. Associated fees with this process were to be in excess of \$21,000.00.

We were under the impression after conversations with you that there was little chance of this process having a successful outcome due to the high vacancy rate of office space in Downtown Regina at this time.

We did further research in this regard and were prepared to engage Mr. Jason Carlston to assist us. He reiterated what you had told me about the difficulty in attempting a Community Plan Amendment, especially with the high Downtown Regina Office Vacancy Rate, and that we were likely wasting our time.

Now I am informed that the Department of Highways is undertaking interior fit-ups at this same location and are preparing to occupy this space as Office Tenants. I am not aware of any application for a Community Plan Amendment or Zoning Change, so with the same building and the same Tenant would you please explain the process which would allow them to relocate to this location?

Regards

Steve Jordan  
(306) 536-1500

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