

Ben Mario

From: John Pearson <JPearson@Shindico.com>
Sent: Tuesday, May 22, 2018 1:58 PM
To: Ben Mario; Fred Searle
Cc: mike.hogan@cwregina.com; Kelly Smith
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Much appreciated

From: Ben Mario <BMARIO@regina.ca>
Sent: Tuesday, May 22, 2018 2:39 PM
To: John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>
Cc: mike.hogan@cwregina.com; Kelly Smith <KSmith@Shindico.com>
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Thanks John. We will provide an update this week as soon as possible.

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

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




From: John Pearson [<mailto:JPearson@Shindico.com>]
Sent: Tuesday, May 22, 2018 12:40 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: mike.hogan@cwregina.com; Kelly Smith <KSmith@Shindico.com>
Subject: FW: 221 Winnipeg Street North - City of Regina Letter / Plans

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

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)

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



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Ben Mario

From: John Pearson <JPearson@Shindico.com>
Sent: Thursday, May 10, 2018 3:16 PM
To: Ben Mario
Cc: mike.hogan@cwregina.com; Fred Searle
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

Ben -- available NOW?

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

From: Fred Searle <FSEARLE@regina.ca>
Sent: Thursday, May 10, 2018 3:54 PM
To: John Pearson <JPearson@Shindico.com>
Cc: Ben Mario <BMARIO@regina.ca>; mike.hogan@cwregina.com
Subject: Re: 221 Winnipeg Street North - City of Regina Letter / Plans (email 3 of 3)

John - I am in meetings today until 415. I will ask Ben to contact you in the meantime and we can follow up later today by phone as required


Fred

Sent from my iPhone

> On May 10, 2018, at 2:49 PM, John Pearson <JPearson@Shindico.com> wrote:

>

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



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Ben Mario

From: John Pearson <JPearson@Shindico.com>
Sent: Thursday, May 10, 2018 12:46 PM
To: Ben Mario; Fred Searle
Cc: mike.hogan@cwregina.com
Subject: RE: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Ben / Fred, we contacted the City and are awaiting their call back to pay the fee by credit card.

From: Ben Mario <BMARIO@regina.ca>
Sent: May-09-18 5:17 PM
To: John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>
Cc: mike.hogan@cwregina.com
Subject: RE: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Thanks John. We will get this in process. How would you prefer payment. We can accept a check payable to the City of Regina, or you can pay with a credit card over the telephone? The fee will be \$5000.

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

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



From: John Pearson [<mailto:JPearson@Shindico.com>]
Sent: Wednesday, May 09, 2018 1:53 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: mike.hogan@cwregina.com
Subject: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Ben / Fred, further to our recent discussions, attached is the Zoning Bylaw Amendment Application regarding the property at 221 Winnipeg Street North to amend the Zoning from IB to IA.

We appreciate your assistance and look forward to bringing this matter to a successful conclusion.

From: Ben Mario <BMARIO@regina.ca>

Sent: May-08-18 4:58 PM

To: Mike Hogan <mike.hogan@cwregina.com>; John Pearson <JPearson@Shindico.com>

Cc: Fred Searle <FSEARLE@regina.ca>

Subject: 120N Winnipeg - City Letter

Hi Mike and John,

Please see our note attached.

Thanks,

Ben

Ben Mario, MCIP, RPP

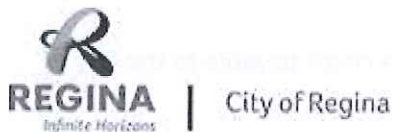
Senior City Planner

Current Planning Branch

Development Services Department

P: 306.777-7582

E: bmario@regina.ca



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Richel Nixon

From: Fred Searle
Sent: May-10-18 8:44 AM
To: Ben Mario
Subject: Fwd: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application - updated Title Registry
Attachments: image001.png; ATT00001.htm; 20180508154657072.pdf; ATT00002.htm; doc02816120180509144337.pdf; ATT00003.htm; title# 104227602.pdf; ATT00004.htm

16(1)(a)(b)

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>
Subject: FW: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application - updated Title Registry

Attached is the updated Land Titles Registry.

From: John Pearson
Sent: May-09-18 2:53 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: mike.hogan@cwregina.com
Subject: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Ben / Fred, further to our recent discussions, attached is the Zoning Bylaw Amendment Application regarding the property at 221 Winnipeg Street North to amend the Zoning from IB to IA.

We appreciate your assistance and look forward to bringing this matter to a successful conclusion.

From: Ben Mario <BMARIO@regina.ca>
Sent: May-08-18 4:58 PM
To: Mike Hogan <mike.hogan@cwregina.com>; John Pearson <JPearson@Shindico.com>
Cc: Fred Searle <FSEARLE@regina.ca>
Subject: 120N Winnipeg - City Letter

Hi Mike and John,

Please see our note attached.

Thanks,

Ben

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

P: 306.777-7582

E: bmario@regina.ca

**Province of Saskatchewan
Land Titles Registry
Title**

3(1)(a)





3(1)(a)





City of Regina

Clear Form

Print Form

Do you intend to apply for any City Housing Incentives? (check all that apply)

- Tax Incentive
Capital Grant

FOR OFFICE USE ONLY

Application #: _____

Date Fee Paid: _____

Pymt Amount: _____

Zoning Bylaw Amendment Application

Applicant

- Registered Owner
Representative of Owner
Option to Buy

Name: John Pearson

Company: 3346286 Manitoba Ltd c/o Shindico Realty

Address: 200-1355 Taylor Avenue

City: Winnipeg Province: Manitoba Postal Code: R3M 3Y9

Phone Number: 28(1) E-Mail: jpearson@shindico.com

Present Owner (if different from Applicant)

Name: _____

Company: _____

Address: _____

City: _____ Province: _____ Postal Code: _____

Phone Number: () E-Mail: _____

Subject Property

Address: 221 Winnipeg Street North

Lot(s): see attached Block: _____ Plan No: _____

1/4: _____ Sec: _____ Tp: _____ Rg: _____ W 2nd Meridian: _____

Agent/Engineer/Architect/Contractor _____

Present Use of Buildings and Property (be specific)

Retail Call Centre

Description of proposed development

(state exactly what you propose to do and hours of operation if applicable)

The building was originally constructed as a technical school (SIAST) with office and warehouse space (predominantly built out as office). When Staples occupied the building as a Retail call centre, it continued to occupy the building as it was constructed with office and warehouse space (predominantly built out as office). Proposed tenants for the future will utilize the existing building generally as constructed with occupants as office / warehouse tenants and also some office tenants as the building is predominantly built out as office.

Section of the Zoning Bylaw (if known) which is proposed to be amended : Map Text (if necessary, cite the current provision)

From IB to IA

If text is to be amended, please provide wording to be substituted

Please ensure you have attached

Application Fee Property titles

Signature of Applicant

John Pearson

Name

May 9, 2018

Date

Signature of Owner (if different from applicant)

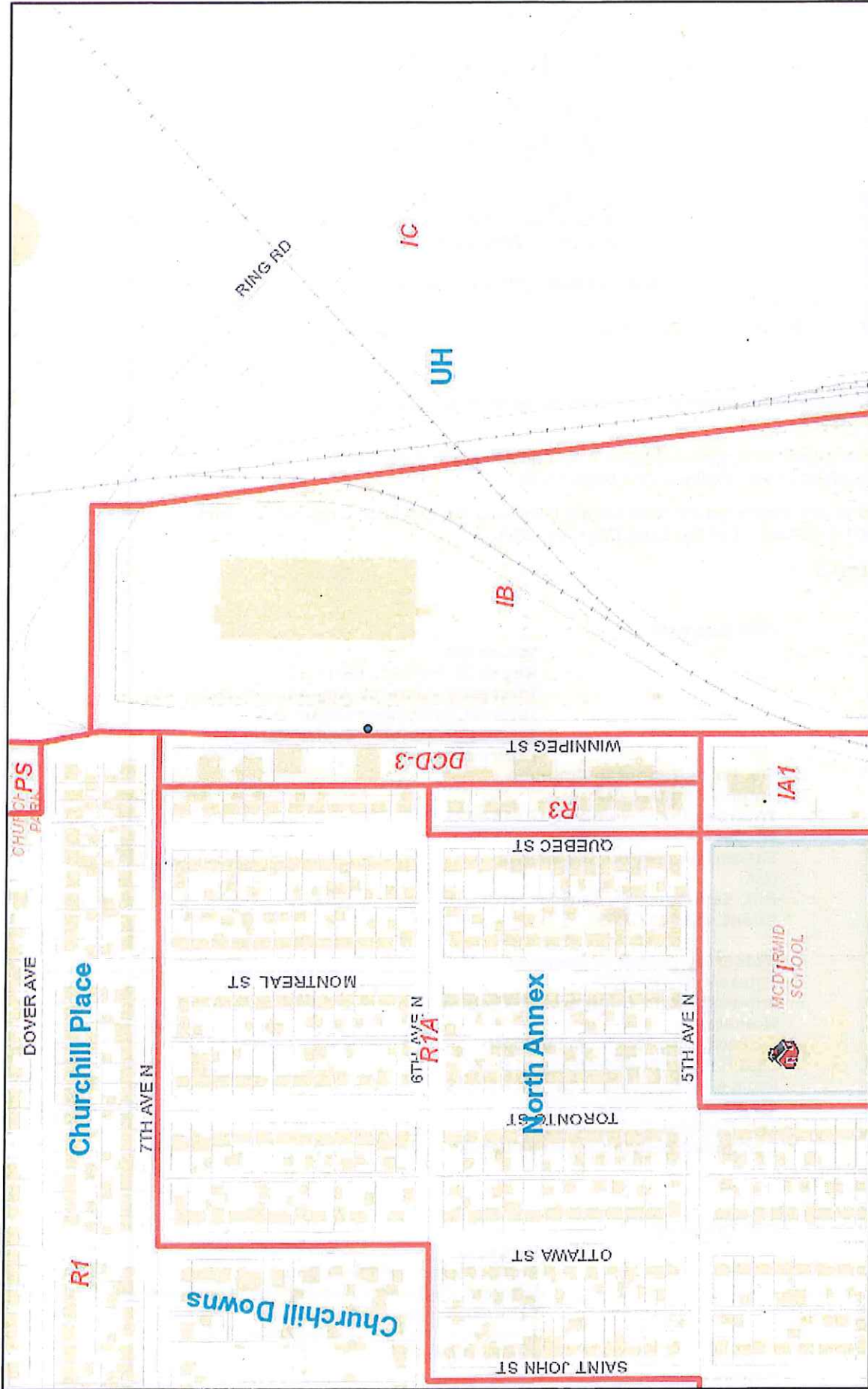
Sandy Shindelman

Name (printed)

May 9, 2018

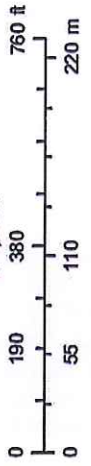
Date

Zoning Viewer



December 2, 2015

1:4,085

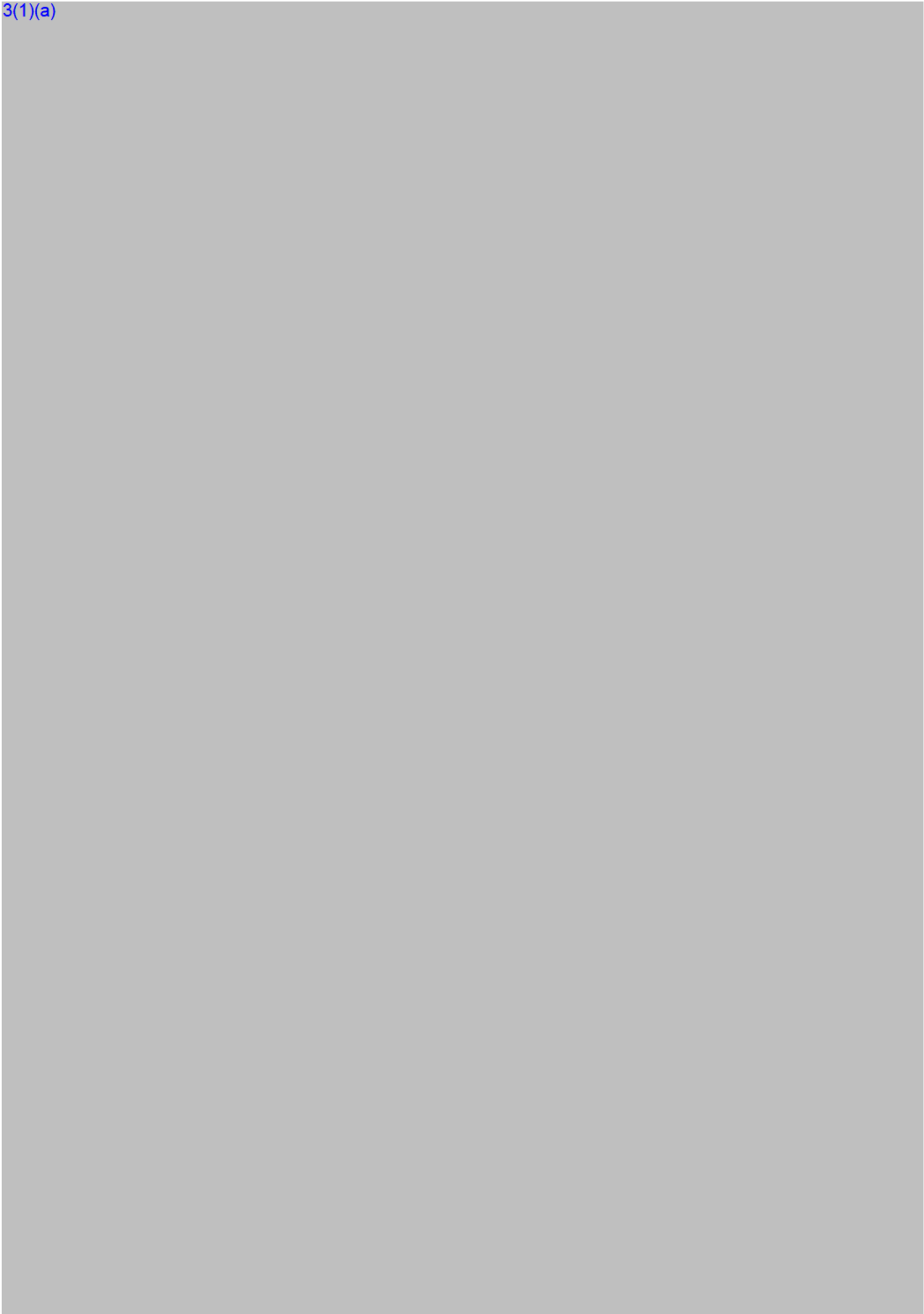


***Province of Saskatchewan
Land Titles Registry
Title***

3(1)(a)



3(1)(a)



3(1)(a)



221 Winnipeg Street North, Legal Description

Block T
Regina, Saskatchewan
Plan 84R22521
Mines and Minerals Excepted

And

Block C
Regina Saskatchewan
Plan FA603

Excepting thereout:

(a) 2.09 acres, more or less, taken for Right of Way of the Canadian Pacific Railway as shown on a plan of record in said Land Titles Office as No. FN4468

(b) All those portions shown on plans of record in the said Land Titles Office as No. 66R35050, 74R11057 and 75R23428

Ben Mario

From: John Pearson <JPearson@Shindico.com>
Sent: Wednesday, May 09, 2018 8:03 PM
To: Ben Mario; Fred Searle
Cc: mike.hogan@cwregina.com
Subject: FW: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application - updated Title Registry
Attachments: 20180508154657072.pdf; doc02816120180509144337.pdf; title# 104227602.pdf

Attached is the updated Land Titles Registry.

From: John Pearson
Sent: May-09-18 2:53 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: mike.hogan@cwregina.com
Subject: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Ben / Fred, further to our recent discussions, attached is the Zoning Bylaw Amendment Application regarding the property at 221 Winnipeg Street North to amend the Zoning from IB to IA.

We appreciate your assistance and look forward to bringing this matter to a successful conclusion.

From: Ben Mario <BMARIO@regina.ca>
Sent: May-08-18 4:58 PM
To: Mike Hogan <mike.hogan@cwregina.com>; John Pearson <JPearson@Shindico.com>
Cc: Fred Searle <FSEARLE@regina.ca>
Subject: 120N Winnipeg - City Letter

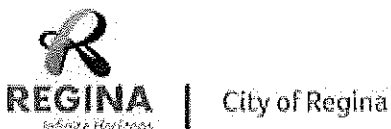
Hi Mike and John,

Please see our note attached.

Thanks,
Ben

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

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



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Ben Mario

From: John Pearson <JPearson@Shindico.com>
Sent: Wednesday, May 09, 2018 4:19 PM
To: Ben Mario
Cc: Fred Searle; mike.hogan@cwregina.com
Subject: Re: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Follow Up Flag: Follow up
Flag Status: Completed

Is this an administrative process? How long will the process take?

On May 9, 2018, at 5:17 PM, Ben Mario <BMARIO@regina.ca> wrote:

Thanks John. We will get this in process. How would you prefer payment. We can accept a check payable to the City of Regina, or you can pay with a credit card over the telephone? The fee will be \$5000.

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

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

<image001.png>

From: John Pearson [<mailto:JPearson@Shindico.com>]
Sent: Wednesday, May 09, 2018 1:53 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: mike.hogan@cwregina.com
Subject: Regina - 221 Winnipeg Street North - City Letter / Zoning Bylaw Amendment Application

Ben / Fred, further to our recent discussions, attached is the Zoning Bylaw Amendment Application regarding the property at 221 Winnipeg Street North to amend the Zoning from IB to IA.

We appreciate your assistance and look forward to bringing this matter to a successful conclusion.

From: Ben Mario <BMARIO@regina.ca>
Sent: May-08-18 4:58 PM
To: Mike Hogan <mike.hogan@cwregina.com>; John Pearson <JPearson@Shindico.com>
Cc: Fred Searle <FSEARLE@regina.ca>
Subject: 120N Winnipeg - City Letter

Hi Mike and John,

Please see our note attached.

Thanks,

Ben

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

P: 306.777-7582

E: bmario@regina.ca

<image001.png>

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City of Regina

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.

City Planning and Development Division
Development Services Department
Queen Elizabeth II Court | 2476 Victoria Avenue
PO Box 1790 | REGINA SK S4P 3C8
P: 306-777-7551 | F: 306-777-6823
Regina.ca

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.

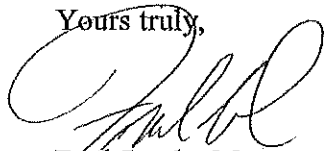
It is our understanding that you and your client are seeking verification that the intended use of the building is compliant with the Zoning Bylaw. In order to provide this verification the recommended next steps are as follows:

- 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



City of Regina

Clear Form

Print Form

Do you intend to apply for any City Housing Incentives? (check all that apply)

- Tax Incentive
Capital Grant

FOR OFFICE USE ONLY

Application #:
Date Fee Paid:
Pymt Amount:

Zoning Bylaw Amendment Application

Applicant
Registered Owner
Name: John Pearson
Company: 3346286 Manitoba Ltd c/o Shindico Realty
Address: 200-1355 Taylor Avenue
City: Winnipeg Province: Manitoba Postal Code: R3M 3Y9
Phone Number: 28(1) E-Mail: jpearson@shindico.com

Present Owner (if different from Applicant)
Name:
Company:
Address:
City: Province: Postal Code:
Phone Number: () E-Mail:

Subject Property
Address: 221 Winnipeg Street North
Lot(s): see attached Block: Plan No:
1/4: Sec: Tp: Rg: W 2nd Meridian:

Agent/Engineer/Architect/Contractor

Present Use of Buildings and Property (be specific)

Retail Call Centre

Description of proposed development

(state exactly what you propose to do and hours of operation if applicable)

The building was originally constructed as a technical school (SIAS) with office and warehouse space (predominantly built out as office). When Staples occupied the building as a Retail Call Centre, it continued to occupy the building as it was constructed with office and warehouse space (predominantly built out as office). Proposed tenants for the future will utilize the existing building generally as constructed with occupants as office / warehouse tenants and also some office tenants as the building is predominantly built out as office.

Section of the Zoning Bylaw (if known) which is proposed to be amended : Map Text
(if necessary, cite the current provision)

From IB to IA

If text is to be amended, please provide wording to be substituted

Please ensure you have attached

Application Fee Property titles

Signature of Applicant

John Pearson

Name

May 9, 2018

Date

Signature of Owner (if different from applicant)

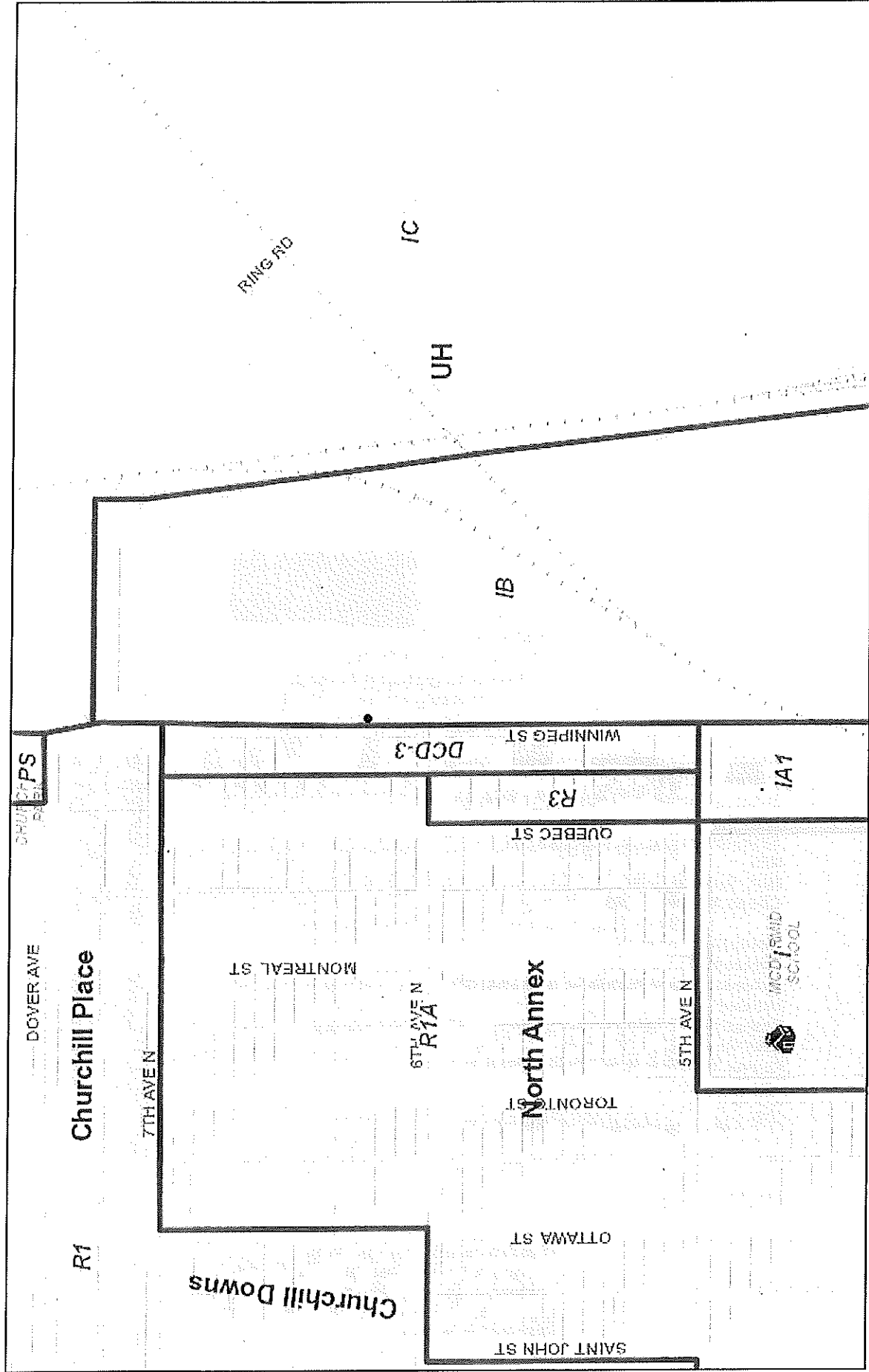
Sandy Shindlerman

Name (printed)

May 9, 2018

Date

Zoning Viewer



December 2, 2015

**Province of Saskatchewan
Land Titles Registry
Title**

3(1)(a)



12/11/2014
12/11/2014

3(1)(a)



3(1)(a)



40-111-111-111

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221 Winnipeg Street North, Legal Description

Block T
Regina, Saskatchewan
Plan 84R22521
Mines and Minerals Excepted

And

Block C
Regina Saskatchewan
Plan FA603

Excepting thereout:

(a) 2.09 acres, more or less, taken for Right of Way of the Canadian Pacific Railway as shown on a plan of record in said Land Titles Office as No. FN4468

(b) All those portions shown on plans of record in the said Land Titles Office as No. 66R35050, 74RI1057 and 75R23428

Ben Mario

From: John Pearson <JPearson@Shindico.com>
Sent: Monday, May 07, 2018 10:09 AM
To: Ben Mario; Fred Searle
Cc: Mike Hogan
Subject: RE: 211 Winnipeg Street North - City of Regina Planning - Letter

Thanks

From: Ben Mario <BMARIO@regina.ca>
Sent: Monday, May 07, 2018 11:00 AM
To: Mike Hogan <mike.hogan@cwregina.com>; Fred Searle <FSEARLE@regina.ca>
Cc: John Pearson <JPearson@Shindico.com>
Subject: RE: 211 Winipeq Street North - City of Regina Planning - Letter

Hi Mike. It's on my to-do today. I'll be in touch.

Ben

From: Mike Hogan [mailto:mike.hogan@cwregina.com]
Sent: Monday, May 07, 2018 9:59 AM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: John Pearson <jpearson@shindico.com>
Subject: 211 Winipeq Street North - City of Regina Planning - Letter

Good morning Ben & Fred,

I am checking in on the letter we discussed last week.

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



Regina

2161 Scarth Street, Suite 200
Regina, SK S4P 2H8 | Canada

www.cushmanwakefieldregina.com | www.cushmanwakefield.com

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)

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Ben Mario

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: Monday, April 30, 2018 10:25 AM
To: Ben Mario; Fred Searle
Subject: 221 Winnipeg Street North - Building Tour Tomorrow - 11 AM

Ben & Fred,

See you tomorrow at 11 am to tour the building.

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



2161 Scarth Street, Suite 200
Regina, SK S4P 2H8 | Canada
www.cushmanwakefieldregina.com | www.cushmanwakefield.com

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Richel Nixon

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: April-26-18 3:34 PM
To: Fred Searle
Cc: Ben Mario
Subject: Re: 221 Winnipeg St North - Building tour.

Thanks Fred. See you this Tues at 11 am.

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



[2161 Scarth Street, Suite 200](#)

[Regina, SK S4P 2H8 | Canada](#)

www.cushmanwakefieldregina.com | www.cushmanwakefield.com

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On Apr 26, 2018, at 3:20 PM, Fred Searle <FSEARLE@regina.ca> wrote:

Hello Mike,

Thanks for the note. I had entered the appointment incorrectly and as such did not appear in the calendar for today. I am so sorry for any inconvenience that this has caused. Ben and I will meet you on site on Tuesday May 1, 2018 at 11 am.

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

PH: 306-777-7541

From: Mike Hogan [<mailto:mike.hogan@cwregina.com>]

Sent: Thursday, April 26, 2018 1:14 PM

To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>

Subject: 221 Winnipeg St North - Building tour.

Guys we are here at the building to meet you.

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



[2161 Scarth Street, Suite 200](#)

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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

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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Regina, SK S4P 2H8 | Canada
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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: John Pearson <JPearson@Shindico.com>
Sent: April-13-17 1:50 PM
To: Ben Mario; Fred Searle
Cc: Brennan Pearson; Mike Hogan
Subject: RE: 221 Winnipeg Street North, Regina - Meeting - Wednesday, April 19

We have accepted your tentative time and are available for the balance of the day if you want to make it later. We are in the Saskatchewan Real Estate Forum all day Thursday but could probably find some time for either a call or a meeting in your office on Thursday, if necessary.

From: Ben Mario [mailto:BMARIO@regina.ca]
Sent: Thursday, April 13, 2017 2:38 PM
To: John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>
Cc: Brennan Pearson <BPearson@Shindico.com>
Subject: RE: 221 Winnipeg Street North, Regina - Meeting - Wednesday, April 19

Hi John,

Fred and I are tentatively unavailable all day. We are both due to appear in court that day but we have no concept of when or if we will be available. I can tentatively schedule something with you but we may very well be unavailable. Either that or we can follow up with a conference call, perhaps on Thursday.

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

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



From: John Pearson [mailto:JPearson@Shindico.com]
Sent: Wednesday, April 12, 2017 2:29 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: Brennan Pearson <BPearson@Shindico.com>
Subject: 221 Winnipeg Street North, Regina - Meeting - Wednesday, April 19

Ben / Fred, further to our recent discussions, Brennan and I will be in Regina to attend the Saskatchewan Real Estate Forum next week. We would like to arrange a meeting with you on Wednesday, April 19 at 1:15 pm to again discuss our building at 221 Winnipeg Street. Please confirm your availability and we will forward a meeting request.

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Richel Nixon

From: Fred Searle
Sent: April-06-18 3:42 PM
To: Ben Mario
Subject: RE: 221 Winnipeg- Ministry of Highways

Hello Ben,

16(1)(a)(b)




Fred.

From: Ben Mario
Sent: Thursday, April 5, 2018 3:30 PM
To: Fred Searle <FSEARLE@regina.ca>
Subject: 221 Winnipeg- Ministry of Highways

Hi Fred,

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



Thanks,
Ben


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

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

Ben Mario

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

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



Have a great weekend.

Regards,

Mike Hogan

President, Broker

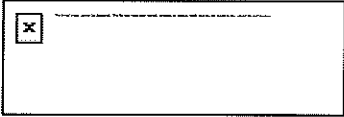
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Direct: +1 306 791 9510

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mike.hogan@cwregina.com



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Richel Nixon

From: John Pearson <JPearson@Shindico.com>
Sent: February-28-17 3:34 PM
To: Ben Mario; Fred Searle
Cc: Justin Zarnowski; Brennan Pearson
Subject: FW: 221 Winnipeg St. N.
Attachments: ltr to c of regina - zoning - 221 Winnipeg - 2016 Dec.pdf

Ben | Fred,


18(1)(a)



Regards, John Pearson

From: Justin Zarnowski
Sent: February-24-17 3:10 PM
To: John Pearson <JPearson@Shindico.com>
Cc: Michelle Brady <MBrady@Shindico.com>
Subject: 221 Winnipeg St. N.

18(1)(a)



Justin Zarnowski, LL.B. | Legal Affairs Manager
Shindico Realty Inc.



December 7, 2016

Ian MacDougall
City of Regina
Queen Elizabeth II Court
2476 Victoria Avenue
Regina, SK S4P 3C8

Dear Ian:

**Rezoning of Property
221 Winnipeg Street North, Regina, SK**

Further to our recent discussions including our e-mail to you have November 14, 2016, we look to our conference call today at 2:00 pm to discuss how to proceed with the City applications to allow for the continued use of the property, we would therefore like to discuss the following items with you:

18(1)(a)



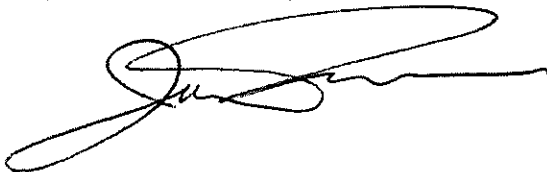
We appreciate the opportunity to discuss the above situation in detail in our conference call at 2:00 pm today.

Yours truly,

SHINDICO REALTY INC.

John C. Pearson, B.Sc., M.N.R.M.

Independent Broker, ICI Properties

A handwritten signature in black ink, appearing to read 'John C. Pearson', with a large, stylized initial 'J'.

Per:

JCP/mlb

c.c. Justin Zarnowski, Shindico Realty

Richel Nixon

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: February-28-17 2:09 PM
To: 'John Pearson'; Ben Mario
Cc: 'Michelle Brady'; 'Brennan Pearson'; Fred Searle
Subject: RE: Lunch Meeting on Friday, March 10 - 1:00 pm

Thanks John.

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: John Pearson [mailto:JPearson@Shindico.com]
Sent: February-28-17 1:56 PM
To: Ben Mario

Cc: Michelle Brady; Mike Hogan; Brennan Pearson; Fred Searle

Subject: RE: Lunch Meeting on Friday, March 10 - 1:00 pm

We confirm the 1:15pm Meeting at your office on Friday, March 10/17 and hope that Fred can confirm his attendance when he returns.

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

Sent: Tuesday, February 28, 2017 1:53 PM

To: John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>

Cc: Michelle Brady <MBrady@Shindico.com>; Mike Hogan <mike.hogan@cwregina.com>

Subject: RE: Lunch Meeting on Friday, March 10 - 1:00 pm - Golf's Steakhouse

I can't be certain that Fred is available for this meeting, but I can meet. Let's say 1:15 to be safe.

Ben

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

Sent: Tuesday, February 28, 2017 1:39 PM

To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>

Cc: Michelle Brady <MBrady@Shindico.com>; Mike Hogan <mike.hogan@cwregina.com>

Subject: RE: Lunch Meeting on Friday, March 10 - 1:00 pm - Golf's Steakhouse

OK, as we are booking flights, can we schedule to meet at your office at 1pm?

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

Sent: Tuesday, February 28, 2017 1:18 PM

To: John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>

Cc: Michelle Brady <MBrady@Shindico.com>; Mike Hogan <mike.hogan@cwregina.com>

Subject: RE: Lunch Meeting on Friday, March 10 - 1:00 pm - Golf's Steakhouse

Fred is away this week and can confirm availability when he returns. I am available, but already have lunch plans that day over the noon hour. I'll tentatively block my calendar.

Ben Mario, MCIP, RPP

Senior City Planner

Current Planning Branch

Development Services Department

P: 306.777-7582

E: bmario@regina.ca



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

Sent: Monday, February 27, 2017 3:25 PM

To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>

Cc: Michelle Brady <MBrady@Shindico.com>; Mike Hogan <mike.hogan@cwregina.com>

Subject: Lunch Meeting on Friday, March 10 - 1:00 pm - Golf's Steakhouse

Ben / Fred, further to our previous communication and considering that you have meetings on Friday morning until 1:00 pm, we are proposing to meet for lunch at Golf's Steakhouse for 1:00 pm. Please confirm your availability.

From: John Pearson
Sent: Monday, February 27, 2017 2:23 PM
To: bmario@regina.ca
Cc: Michelle Brady <MBrady@Shindico.com>
Subject: FW: Meeting on Friday, March 10

Ben, further to the recent voice-mail from my assistant Michelle, are you and Fred available on Friday, March 10 at 11:30 to discuss our property at 221 Winnipeg Street North at your office?

We look forward to your confirmation so we can coordinate travel arrangements.

From: John Pearson
Sent: February-24-17 3:18 PM
To: fsearle@regina.ca
Cc: Michelle Brady <MBrady@Shindico.com>
Subject: Meeting on Friday, March 10

Please confirm that you are available to meet at 11:30 am to discuss our property at 221 Winnipeg Street North in your office. I plan to be in Regina that day and want to secure flights and make sure that I can meet with you at that time. 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.

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Ben Mario


From: John Pearson <JPearson@Shindico.com>
Sent: Thursday, February 22, 2018 3:18 PM
To: Ben Mario
Cc: Fred Searle
Subject: Re: 221 Winnipeg Street North - Ministry of Central Services - Description of User Groups

Ok, we will work on this. It is a moving target but should be able to estimate.

On Feb 22, 2018, at 1:54 PM, Ben Mario <BMARIO@regina.ca> wrote:

Hi John,

We had a chance to discuss this. The information that you had provided is helpful. However we need a 18(1)(b)



Thanks,


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

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

<image001.png>

From: John Pearson [<mailto:JPearson@Shindico.com>]
Sent: Thursday, February 22, 2018 11:35 AM
To: Ben Mario <BMARIO@regina.ca>; Autumn Dawson <ADAWSON@regina.ca>
Cc: Fred Searle <FSEARLE@regina.ca>; 'Mike Hogan' <mike.hogan@cwregina.com>
Subject: FW: 221 Winnipeg Street North - Ministry of Central Services - Description of User Groups

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




We appreciate your assistance in this regard.

From: John Pearson
Sent: February-12-18 1:06 PM
To: bmario@regina.ca; adawson@regina.ca

Cc: fsearle@regina.ca; Mike Hogan <mike.hogan@cwregina.com>

Subject: 221 Winnipeg Street North - Ministry of Central Services - Description of User Groups

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



We appreciate your assistance in this regard.

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Government
of
Saskatchewan

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

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



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



Richel Nixon

From: John Pearson <JPearson@Shindico.com>
Sent: January-11-18 10:02 AM
To: Ben Mario; Fred Searle
Cc: Mike Hogan
Subject: RE: 221 Winnipeg Street North - Meeting on Wednesday, January 24 - 2:00 pm

Ben / Fred, further to our previous e-mail and voice-mails, we apologize for the inconvenience of the date change which was beyond our control as a result of other people's availability.

Are you available on Tuesday, January 23 at 2:00 pm to meet regarding 221 Winnipeg Street North?

From: John Pearson
Sent: Wednesday, January 10, 2018 3:29 PM
To: bmario@regina.ca; fsearle@regina.ca
Cc: Mike Hogan <mike.hogan@cwregina.com>
Subject: 221 Winnipeg Street North - Meeting on Wednesday, January 24 - 2:00 pm

Ben / Fred, further to my voice-mail to each of you, 18(1)(b)
18(1)(b)