


Richel Nixon

From: Ben Mario
Sent: December-28-18 11:44 AM
To: Fred Searle
Subject: RE: 221 Winnipeg Street North

Hi Fred,

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



Thanks,

From: steve.jordar²⁸⁽¹⁾ [mailto:steve.jordar²⁸⁽¹⁾]
Sent: Thursday, December 13, 2018 2:40 PM
To: Ben Mario <BMARIO@regina.ca>
Subject: RE: 221 Winnipeg Street North

Dear Mr. Mario:

Thank you for your email of September 12th, 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?

28(1)

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 12th, 2018 and hope you can help me understand this issue more clearly.

Regards

Steve



Steve Jordan

Sales Associate
ICR Commercial Real Estate Regina
200, 1055 Park Street
Regina SK, S4N 5H4
P 1.306.721.6116 x106 C 1.306.536.1500
Vcard | steve.jordan@icrcommercial.com

From: Ben Mario <BMARIO@regina.ca>
Sent: September 12, 2018 1:16 PM
To: steve.jordan 28(1)
Cc: Fred Searle <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) 13(1)

13(1)

13(1) 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 1,000m².

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

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



From: [steve.jordan](mailto:steve.jordan@regina.ca)²⁸⁽¹⁾ [mailto:[steve.jordan](mailto:steve.jordan@regina.ca)]²⁸⁽¹⁾
Sent: Wednesday, September 05, 2018 7:58 PM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Subject: 221 Winnipeg Street North

Gentlemen:

Late in 2016 and in 2017²⁸⁽¹⁾ [redacted] 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 30th and February 1st, 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 28(1)
28(1)

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

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: September-06-18 4:44 PM
To: Fred Searle
Subject: FW: 221 Winnipeg Street North

Hi Fred,

16(1)(a)(b)

Ben

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

Gentlemen:

Late in 2016 and in 2017²⁸⁽¹⁾ 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 30th and February 1st, 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 engage²⁸⁽¹⁾
²⁸⁽¹⁾

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

Richel Nixon

From: Judith Veresuk <JVeresuk@reginadowntown.ca>
Sent: August-27-18 11:16 AM
To: Louise Folk; Jim Nicol
Cc: Chad Haidey (chad.haidey@cibc.com); Fred Searle; Andrew Stevens
Subject: RDBID Comment - Zoning Bylaw Amendment Application 18-Z-10
Attachments: Comment 18-Z-10 221 N Winnipeg Street 08 27 18.pdf

Hi Louise and Jim,

Please find RDBID's response to Zoning Bylaw Amendment Application 18-Z-10. I apologize for the delay in getting this to you.

I will be unable to attend City Council tonight and request that my letter be circulated to Mayor Fougere and City Council.

Thank you in advance,
Judith



Judith Veresuk, PCED.SK / Executive Director

jveresuk@reginadowntown.ca / 306-359-7573

Regina Downtown Business Improvement District
Office: 306-359-7541 / Fax: 306-359-9060
1822 Scarth St., 2nd Floor Regina, SK S4P 2G3
<http://reginadowntown.ca>



Downtown Regina is located on Treaty 4 lands. Treaty 4 is home to the Cree, Ojibwe, Saulteaux, Dakota, Nakota, and Lakota peoples, as well as, the homeland of the Metis Nation.



August 27, 2018

Louise Folk
Director, Development Services
City of Regina
2476 Victoria Avenue, Box 1790
Regina, SK S4P3C8

**Re: Zoning Bylaw Amendment Application 18-Z-10
Rezoning from IB – Medium Industrial Zone to IA – Light Industrial Zone
221 N. Winnipeg Street**

Dear Ms. Folk:

Thank you for the opportunity to comment on this application on behalf of Regina Downtown Business Improvement District (RDBID).

Regina Downtown Business Improvement District continues to support the current Office Development Policy contained in Section D5 of the Official Community Plan. According to the office development policy, the key criteria that must be met to develop office uses outside of the City Core (defined as 4th Avenue to the north, College Avenue to the south, Broad Street to the east and Albert Street to the west) include the following:

- Retention of a minimum of 80% of the City's medium and major scale office development within the downtown/central city area (between Albert St. and Broad St. - 4th Ave. and College Ave.);
- Not permitting large (major) scale office development (>4000 m²) outside of the downtown/central city area, except for situations where the office complements an institutional land-use (e.g. university, hospital);
- Regulating the amount of office development occurring within the suburban context (designated areas called Office Areas identified in the city beyond the downtown/central city area), as follows:
 - Maximum building size is 4000 m²;
 - Maximum single user within each building is 2000 m²;
 - Maximum of 16000 m² within specified Office Areas with phased development of no more than one building per year unless downtown office vacancy rate exceeds 8% in which case no approvals of office uses shall occur in Office Areas until the vacancy rate is below 8%;
- Office Area zone will be created that identifies the appropriate range of office types in order to minimize competition with the downtown;
- Office Area zone will have parking maximums with excess to be located in a structured garage;



- Requiring submission of a market analysis for proposed new Office Areas outside of the downtown/central city area, providing evidence that the proposed new Office Area will not result in the downtown having vacancy levels above 8% or the downtown/central city area having less than 80% of the City's total medium and major office floor area.

RDBID was a key contributor to the creation of the Office Development policy. We consider this policy to be essential in keeping the City Core the premier employment centre for the City of Regina. While we understand the need to support the reuse of underutilized land and properties in Regina, we are concerned that the proposed office use within this development are circumventing the intent of the Office Development policy. Further, approving office use at this site will set the precedent for increasing the office use square footage in the future.

Currently, Regina's downtown office vacancy rate is at 10.72% which exceeds the City threshold of 8% for approval of future office development. Further, Colliers International states that "Regina's downtown market remains beleaguered by low tenant demand and excess supply." We urge the City to continue to adhere to the Office Development policy and support the development policies contained in the recently adopted Official Community Plan.

Should you have further questions, please do not hesitate to contact me at 306.359.7573.

Sincerely,

A handwritten signature in black ink, appearing to read "Judith Veresuk", written in a cursive style.

Judith Veresuk
Executive Director
Regina Downtown Business Improvement District

Cc Mr. Chad Haidey, RDBID Chair
Mr. Fred Searle, City of Regina

Ben Mario

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: Wednesday, August 15, 2018 4:48 PM
To: Fred Searle
Cc: John Pearson; Ben Mario
Subject: Re: 221 N. Winnipeg Street

Yes 10:30 am tomorrow is good.

Thanks Gentleman

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

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

Please consider our environmental footprint before printing this email

This email (including any attachments) is confidential and intended for the named recipient(s) only. It may be subject to legal or other professional privilege and contain copyright material. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Access to this email or its attachments by anyone else is unauthorized. If you are not the intended recipient, you may not disclose, copy or distribute this email or its attachments, nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorized access.

Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company.

On Aug 15, 2018, at 4:40 PM, Fred Searle <FSEARLE@regina.ca> wrote:

Mike - would this time work for you to pop by my office?

Fred.

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

From: John Pearson <JPearson@Shindico.com>
Sent: Wednesday, August 15, 2018 4:38 PM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Mike Hogan <mike.hogan@cwregina.com>; Ben Mario <BMARIO@regina.ca>
Subject: Re: 221 N. Winnipeg Street

Yes, 10:30AM Regina Time tomorrow works for me.

On Aug 15, 2018, at 5:32 PM, Fred Searle <FSEARLE@regina.ca> wrote:

Hello John,

I am in meetings tomorrow morning with the exception of 10:30 am to 11:00 am.
Let me know if that time would work.

Cheers.

Fred

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

From: John Pearson <JPearson@Shindico.com>
Sent: Wednesday, August 15, 2018 4:30 PM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Mike Hogan <mike.hogan@cwregina.com>; Ben Mario <BMARIO@regina.ca>
Subject: Re: 221 N. Winnipeg Street

How about 9AM Regina time (10AM Wpg time) tomorrow (Thursday)?

On Aug 15, 2018, at 5:27 PM, Fred Searle
<FSEARLE@regina.ca> wrote:

John we can call you. Mike, if you want to attend my office you are welcome to do so. If not we can connect you into the call.

Please confirm if this time will work.

Fred.

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.

<meeting.ics>

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.

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.

Ben Mario

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: Wednesday, August 15, 2018 4:33 PM
To: John Pearson
Cc: Fred Searle; Ben Mario
Subject: Re: 221 N. Winnipeg Street

That's works for me.

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

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

Please consider our environmental footprint before printing this email

This email (including any attachments) is confidential and intended for the named recipient(s) only. It may be subject to legal or other professional privilege and contain copyright material. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Access to this email or its attachments by anyone else is unauthorized. If you are not the intended recipient, you may not disclose, copy or distribute this email or its attachments, nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorized access.

Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company.

On Aug 15, 2018, at 4:29 PM, John Pearson <JPearson@Shindico.com> wrote:

How about 9AM Regina time (10AM Wpg time) tomorrow (Thursday)?

On Aug 15, 2018, at 5:27 PM, Fred Searle <FSEARLE@regina.ca> wrote:

John we can call you. Mike, if you want to attend my office you are welcome to do so. If not we can connect you into the call.

Please confirm if this time will work.

Fred.

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.

<meeting.ics>

Ben Mario

From: John Pearson <JPearson@Shindico.com>
Sent: Wednesday, August 15, 2018 4:23 PM
To: Fred Searle
Cc: Mike Hogan; Ben Mario
Subject: Re: Follow Up

Yes, tomorrow

On Aug 15, 2018, at 5:12 PM, Fred Searle <FSEARLE@regina.ca> wrote:

Hello John and Mike,

I was wondering if you would have time for a call this week just to debrief on the discussion at RPC but also to discuss the upcoming City Council meeting.

Cheers.

Fred.

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.

Ben Mario

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: Thursday, August 02, 2018 9:03 AM
To: Fred Searle; John Pearson; Ben Mario
Subject: RE: Meeting Today - Location

Thanks Fred.

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

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

Please consider our environmental footprint before printing this email

This email (including any attachments) is confidential and intended for the named recipient(s) only. It may be subject to legal or other professional privilege and contain copyright material. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Access to this email or its attachments by anyone else is unauthorized. If you are not the intended recipient, you may not disclose, copy or distribute this email or its attachments, nor take or omit to take any action in reliance on it. If you

have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorized access.

Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company.

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

Sent: August-02-18 8:45 AM

To: John Pearson; Mike Hogan; Ben Mario

Subject: Meeting Today - Location

Hello Fellows,

We are meeting in Meeting Room E on the Main Floor of City Hall at 1:00 pm today.

Cheers.

Fred.

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.

Ben Mario

Subject: 221 Winnipeg -- Rezoning --- re Planning Commission Hearing
Location: Regina Planning Office (1:00pm Regina Time)

Start: Thu 02/Aug/2018 1:00 PM
End: Thu 02/Aug/2018 2:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: John Pearson

Richel Nixon

From: Richel Nixon
Sent: July-24-18 11:13 AM
To: Mayor; Mike O'Donnell; Bob Hawkins; Barbara Young; Sharron Bryce
Cc: Ben Mario; Fred Searle
Subject: Zoning Bylaw Amendment Application (18-Z-10) 221 N Winnipeg Street
Attachments: 18-Z-10.pdf

Please find the attached memo regarding Zoning Bylaw Amendment Application (18-Z-10) – Existing IB - Medium Industrial Zone to IA – Light Industrial Zone 221 N Winnipeg Street.

If you wish to discuss any concerns or require additional information, please contact Louise Folk at 306-777-7811 or email lfolk@regina.ca.

Thank you,

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



Memo

June 28, 2018

File No.: 18-Z-10

To: Mayor's Office
Councillor M. O'Donnell
Councillor B. Hawkins
Councillor B. Young
Councillor S. Bryce

Re: **Zoning Bylaw Amendment Application (18-Z-10) – Existing IB - Medium Industrial Zone to IA – Light Industrial Zone**
221 N Winnipeg Street

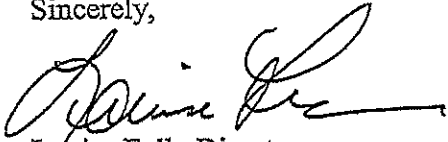
The Development Services Department has received the above application under the Zoning Bylaw Amendment procedure. This application is being circulated to various City departments and branches, external agencies, the community association and surrounding property owners and residents.

The applicant proposes to rezone the property from IB - Medium Industrial Zone to IA – Light Industrial Zone. The property consists of a building with approximately 12,800 square metres. Approximately 4,615 square meters of space within the building is warehouse and the remainder is suitable for non-industrial users.

The building was purpose-built as a vocational school (formerly the Saskatchewan Institute of Applied Science and Technology) and was later fully occupied by Staples/Quill as a call center. The applicant intends to repurpose the building to accommodate tenants that may use that non-industrial floor area in the building. The IA - Light Industrial Zone would allow for up to 1,000 square metres of principle office use in the building, whereas the IB - Medium Industrial Zone does not allow for office use. Attached for your information are aerial photographs of the subject property.

If you wish to arrange a meeting, discuss any concerns or require any additional information in order to fully conduct your review, please contact myself at 306-777-7811 or email lfolk@regina.ca.

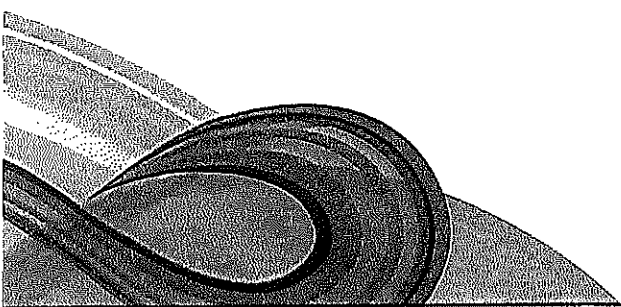
Sincerely,

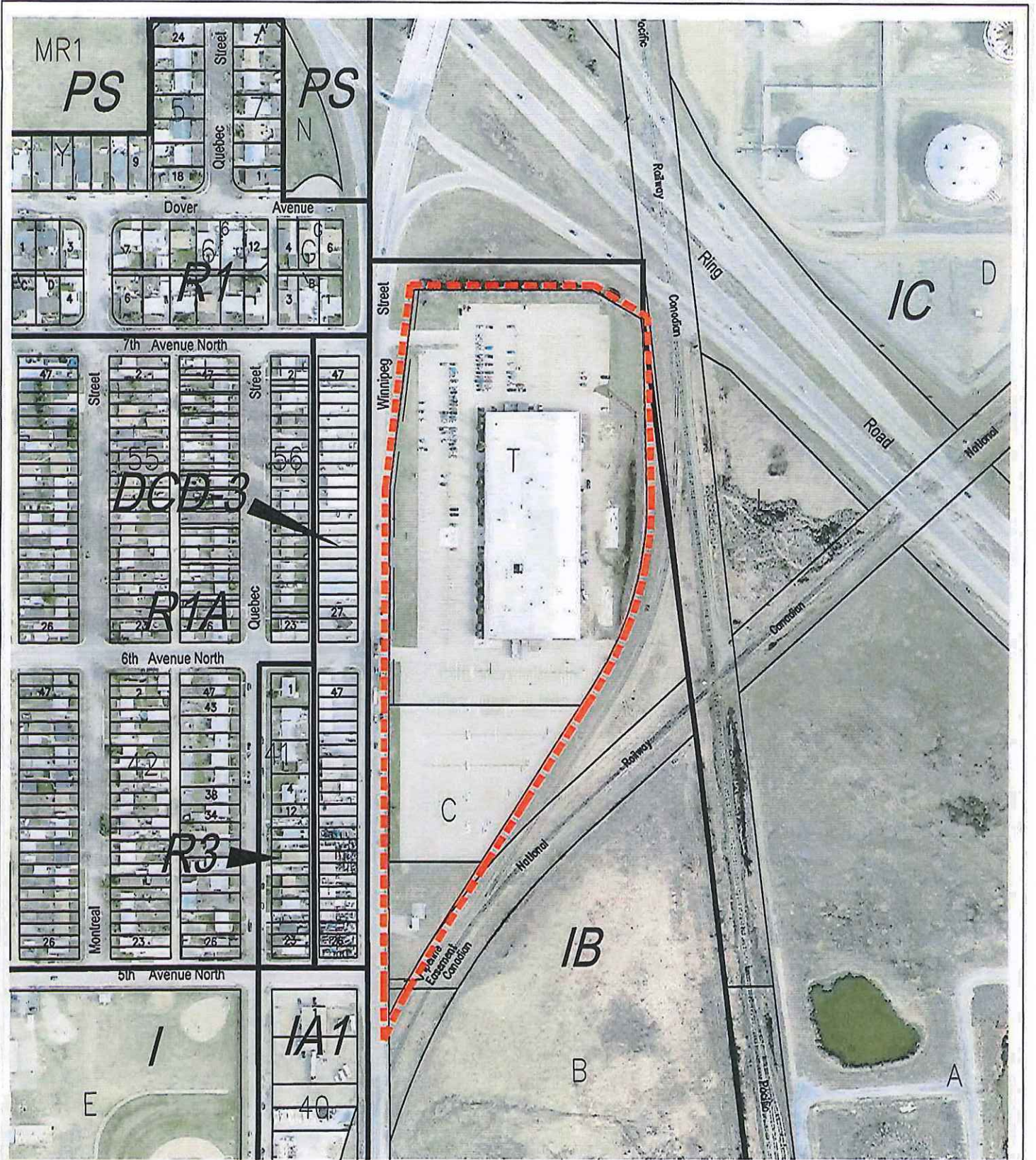


Louise Folk, Director
Development Services Department

cc: Fred Searle, Manager Current Planning
Ben Mario, Project Planner

BM
E:\Wordpro\CURRENT\Z2018\18-Z-10\18-Z-10 mayor council circ.docx





Subject Property

Date of Photography : 2016



Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street
Staples Call Centre Building



Subject Property

Date of Photography: 2016



Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street
Staples Call Centre Building

Ben Mario

From: John Pearson <JPearson@Shindico.com>
Sent: Wednesday, July 11, 2018 1:48 PM
To: Fred Searle; Mike Hogan
Cc: Ben Mario
Subject: RE: 221 N. Winnipeg Street

We sincerely appreciate this letter and your lengthy efforts within your office.

From: Fred Searle <FSEARLE@regina.ca>
Sent: Wednesday, July 11, 2018 2:23 PM
To: John Pearson <JPearson@Shindico.com>; Mike Hogan <mike.hogan@cwregina.com>
Cc: Ben Mario <BMARIO@regina.ca>
Subject: 221 N. Winnipeg Street

Hello John,

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

Please advise if you have any questions or require further clarification.

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

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: Mike Hogan <mike.hogan@cwregina.com>
Sent: July-11-18 1:42 PM
To: Fred Searle; John Pearson
Cc: Ben Mario
Subject: RE: 221 N. Winnipeg Street

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

Have a great day.

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

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

Please consider our environmental footprint before printing this email

This email (including any attachments) is confidential and intended for the named recipient(s) only. It may be subject to legal or other professional privilege and contain copyright material. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Access to this email or its attachments by anyone else is unauthorized. If you are not the intended recipient, you may not disclose, copy or distribute this email or its attachments, nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorized access.

Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company.

From: Fred Searle [mailto:FSEARLE@regina.ca]
Sent: July-11-18 1:23 PM
To: John Pearson; Mike Hogan
Cc: Ben Mario
Subject: 221 N. Winnipeg Street

Hello John,

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

Please advise if you have any questions or require further clarification.

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

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.

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:

- The proposal does not constitute purpose-built office space. It is the conversion of an existing building, which does not fall under the definition of medium or major office.
- The proposal accommodates the relocation of existing MHI operations that are currently not located in the downtown and does not result in a reduction of leasable office floor area in the downtown.
- No new floor area is being added and no physical alteration to non-warehouse components of the building are proposed.

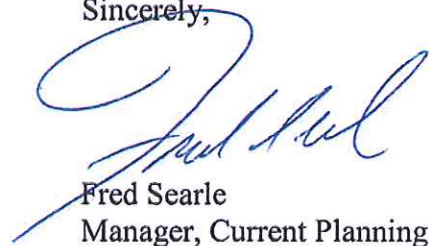
Please consult our Building Standards Branch for information and advice on the requirements for building permits that might be required to accommodate the MHI proposal. The link to the building permit information on our website is as follows:

<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

Richel Nixon

From: Fred Searle
Sent: July-11-18 9:55 AM
To: Jose Jara
Subject: Signposting - 221 N. Winnipeg Street (18-Z-10)

Hello Jose,

Hope all is well.

Can you confirm for me the date the public notice sign was posted for this development.

Thanks.

Fred.

Ben Mario

From: Fred Searle
Sent: Friday, July 06, 2018 11:28 AM
To: John Pearson
Cc: Ben Mario; Mike Hogan; Justin Zarnowski
Subject: RE: Follow up -- 221 Winnipeg

Hello John,

Hope all is well. I just left a message with Michelle for you to give me a call regarding an update on our review process.

I am in the office for the balance of the day but have meetings scheduled between 11:45 and 1:30 Regina time and 2:00 pm and 3:00 pm Regina time.

You can reach me directly at 306-777-7541.

Cheers.

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

From: John Pearson <JPearson@Shindico.com>
Sent: Friday, July 6, 2018 7:39 AM
To: Fred Searle <FSEARLE@regina.ca>
Cc: Ben Mario <BMARIO@regina.ca>; Mike Hogan <mike.hogan@cwregina.com>; Justin Zarnowski <JZarnowski@Shindico.com>
Subject: FW: Follow up -- 221 Winnipeg
Importance: High

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

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

Hello Mike,

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

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

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

At this time there is no additional information required to follow up on this to complete our review. I will let you know soon if there are any additional questions and follow up.

Please let me know if you have any questions.

Fred.

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: Fred Searle
Sent: July-04-18 2:19 PM
To: Ben Mario
Subject: FW: Mayor Briefing - 221 N. Winnipeg Street (Former Staples Call Centre Building)
Attachments: Mayor Briefing - Winnipeg Street.doc

FYI.

From: Fred Searle
Sent: Wednesday, July 4, 2018 2:14 PM
To: Lorrie Snook <LSNOOK@regina.ca>
Cc: Richel Nixon <RNIXON@regina.ca>
Subject: Mayor Briefing - 221 N. Winnipeg Street (Former Staples Call Centre Building)

Hello Lorrie,

Please find attached for Diana's review the one-page information sheet regarding the above for the Mayor briefing on Monday July 9, 2018.

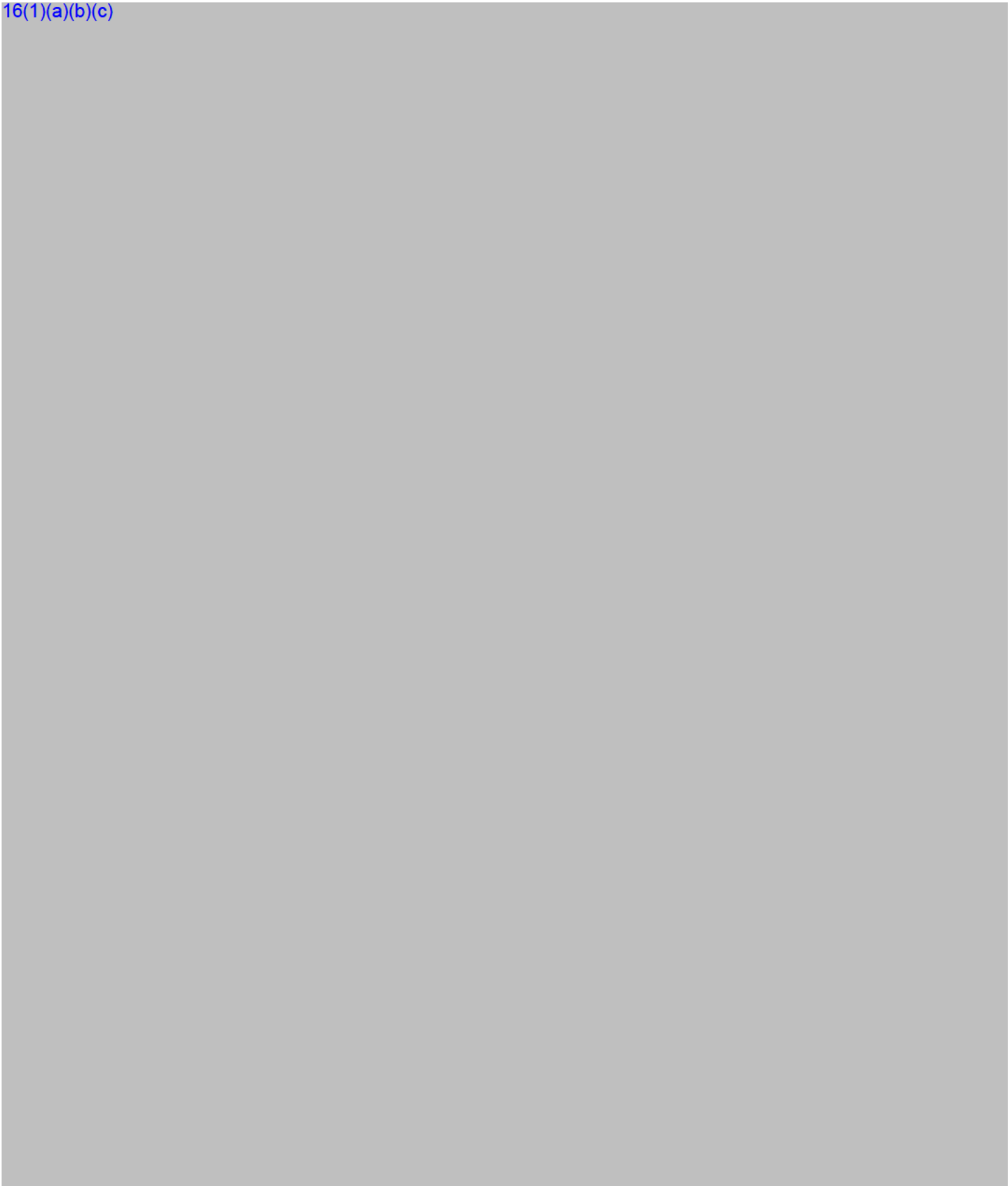
Louise and I will be attending the briefing with the Mayor in Diana's absence.

Fred.

Mayor's Briefing

Development Proposal – 221 N. Winnipeg Street (Staples Call Centre Building)

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



Richel Nixon


From: Fred Searle
Sent: June-29-18 4:23 PM
To: Ben Mario
Subject: FW: 221 N Winnipeg Street Permit Notes

FYI

From: Michael Sliva
Sent: Friday, June 29, 2018 1:37 PM
To: Fred Searle <FSEARLE@regina.ca>
Subject: 221 N Winnipeg Street Permit Notes

Fred,

16(1)(b)

A large grey rectangular redaction box covers the content of the email body following the salutation.

Michael Sliva
City Planner I
Current Planning Branch
P: 306.529.5830
E: msliva@regina.ca

Land Use Classification – 221 N. Winnipeg Street - Ministry of Highway and Infrastructure (MHI)

Building Information:

- The existing building is approximately 12,800 m² in area.
- Approximately 4,615m² of space within the building is warehouse and the remaining 8185m² of non-warehouse space that has previously been occupied by SIAST as a vocational school and Staples as a retail call center. (35% Warehouse and 65% Office).

Development Permit – Land Use Analysis:

Ministry of Highways – Business Function	Floor Area	Land Use Classification	Land Use Status (IA Zone)
Main Floor			
13(1)			
Second Floor			
13(1)			
Site			
13(1)			

Note:

The property was purpose built as a vocational school and was most recently used for a retail call center by Staples/Quill. The call center was classified as "Retail" in approximately 2000 and was not considered to be "office". Staples still occupies approximately 1692m² on the second floor of the building. The

13(1) is similar in function to previous use.

The Current Zoning of the property is IB – Medium Industrial, in which Office, Industry is not permitted. The applicant has submitted an application to rezone the property to IA – Light Industrial, which accommodates up to 1000m² Office, Industry as a permitted use.

The 13(1) are public service uses similar to a police station and Emergency Call Center. These land uses should not be subject to office policy requirements.

Policy Analysis:

- Section D5, Goal 5 of the Design Regina: *The Official Community Plan, Bylaw No. 2013-48 (OCP)* intention is to support the downtown as the city's primary business centre by ensuring that medium office and major office developments are located within the identified office areas and urban centres.
- The Ministry of Central Services submitted an application to allow for the use of an existing building which is not in the identified office areas and urban centres.
- The OCP office development policies apply to medium and major office development that are "purpose-built" (OCP Appendix C Definitions). The proposed relocation of the Ministry of Central Services user groups to 221 Winnipeg Street North would not contradict the OCP office development policies because it would be a conversion of an existing building, which does not fall under the definition of medium or major office.

The applicant should be made aware that if there is a desire to expand the facility in the future to accommodate office spaces, this could be interpreted as a contravention of the policy given that the expansion would be purpose-built. This proposal is being accommodated on the basis that no new floor area is added, that the office is accessory to a principal use, that it will not involve relocation of downtown leasable floor area.

Richel Nixon

From: Fred Searle
Sent: June-29-18 4:10 PM
To: Ben Mario
Subject: FW: Permit Information

FYI

Non Responsive



From: Michael Sliva
Sent: Friday, June 29, 2018 9:06 AM
To: Fred Searle <FSEARLE@regina.ca>
Subject: RE: Permit Information

Fred,

- 221 N Winnipeg Street was classified as Office in their 2006 alteration permit. There were permits in 2000 for both School-Vocational and Government-Provincial.

Non Responsive

-
-

Michael Sliva

From: Fred Searle

Sent: Friday, June 29, 2018 8:30 AM

To: Michael Sliva <MSLIVA@regina.ca>

Subject: Permit Information

Hello Mike,

I would like for you to track down some permit information for me today for the following properties:

- 221 N. Winnipeg Street – Staples Call Center Building

Non Responsive

Please let me know if you have any questions or require any clarification. Thanks Mike.

Fred.

Ben Mario

From: Sanden, Tracy SHA <Tracy.Sanden@saskhealthauthority.ca>
Sent: Wednesday, June 27, 2018 8:22 AM
To: Ben Mario
Subject: 17-Z-10 221N Winnipeg Street

The examination of application 17-Z-10 221N Winnipeg Street was completed by the Health Promotion, Emergency Medical Services and Environmental Health Departments of the Saskatchewan Health Authority – Regina area.

RQHR has no concerns for this application.

We appreciate the opportunity to provide comments and welcome other opportunities to collaborate and/or be involved in working groups to promote healthier community development.

Tracy Sanden, R.D., MPH(HP)

Health Promotion – Population and Public Health Services

4211 Albert Street – Regina

Saskatchewan Health Authority | 306.766.7283

This email message may contain confidential and/or privileged information. It is intended only for the addressee(s). any unauthorized disclosure is strictly prohibited. If you are not a named addressee you should not disseminate, distribute or copy.

Richel Nixon

From: John Pearson <JPearson@Shindico.com>
Sent: June-25-18 3:12 PM
To: Mike Hogan
Cc: Fred Searle; Michelle Brady; Ben Mario; mike.hogan@dtzregina.com
Subject: Re: 221 Winnipeg, Regina - Conference Call - Wednesday, June 27

Thanks

> On Jun 25, 2018, at 3:51 PM, Mike Hogan <mike.hogan@cwregina.com> wrote:

>

> Fred, yes, I will join you and Ben at your office. See you Weds.

>

>

> 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

>

> LinkedIn | Facebook | Twitter | YouTube

>

> Please consider our environmental footprint before printing this email

>

> This email (including any attachments) is confidential and intended for the named recipient(s) only. It may be subject to legal or other professional privilege and contain copyright material. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

>

> Access to this email or its attachments by anyone else is unauthorized. If you are not the intended recipient, you may not disclose, copy or distribute this email or its attachments, nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

>

> We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorized access.

>

> Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company.

>
>
>
>

> -----Original Message-----

> From: Fred Searle [mailto:FSEARLE@regina.ca]
> Sent: June-25-18 2:15 PM
> To: John Pearson; Michelle Brady
> Cc: Ben Mario; mike.hogan@dtzregina.com
> Subject: RE: 221 Winnipeg, Regina - Conference Call - Wednesday, June 27

>
> Hello John and Michelle,
>
> This time works for Ben and I for the call.
>
> Mike - will you be joining us at our office?
>
> Cheers.

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

>
>
>

> -----Original Message-----

> From: John Pearson <JPearson@Shindico.com>
> Sent: Monday, June 25, 2018 1:31 PM
> To: Fred Searle <FSEARLE@regina.ca>
> Cc: Ben Mario <BMARIO@regina.ca>; mike.hogan@dtzregina.com; Michelle Brady <MBrady@Shindico.com>
> Subject: RE: 221 Winnipeg, Regina - Conference Call - Wednesday, June 27

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

>
> -----Original Message-----

> From: John Pearson
> Sent: June-22-18 6:43 PM
> To: Fred Searle <FSEARLE@regina.ca>
> Cc: Ben Mario <BMARIO@regina.ca>; mike.hogan@dtzregina.com; Michelle Brady <MBrady@Shindico.com>
> Subject: Re: 221 Winnipeg, Regina

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

> Thanks

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

>>
>> Hello John,
>>

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

>>

>> Cheers.

>>

>> Fred.

>>

>> -----Original Message-----

>> From: John Pearson <JPearson@Shindico.com>

>> Sent: Friday, June 22, 2018 6:58 AM

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

>> Cc: mike.hogan@dtzregina.com

>> Subject: 221 Winnipeg, Regina


>>

>> Fred | Ben,

>> Hope all is well.

>>

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



>>

>> We appreciate your assistance with all of these items.

>>

>> Regards John

>> 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.

> 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.

>

Ben Mario

From: Mike Hogan <mike.hogan@cwregina.com>
Sent: Thursday, June 07, 2018 10:21 AM
To: Ben Mario; Fred Searle
Cc: John Pearson
Subject: 221 Winnipeg St North - Update - Ministry of Central Services - Dept of Highways

Good morning Ben & Fred,

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

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

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

Regards,

Mike Hogan
President, Broker

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



Regina

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

www.cushmanwakefieldregina.com | www.cushmanwakefield.com

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

Please consider our environmental footprint before printing this email

This email (including any attachments) is confidential and intended for the named recipient(s) only. It may be subject to legal or other professional privilege and contain copyright material. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Access to this email or its attachments by anyone else is unauthorized. If you are not the intended recipient, you may not disclose, copy or distribute this email or its attachments, nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorized access.

Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company.

Richel Nixon

From: John Pearson <JPearson@Shindico.com>
Sent: June-05-18 4:01 PM
To: Ben Mario; Fred Searle
Cc: 'Mike Hogan'; Kelly Smith
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

Thanks for your response. I confirm that I have scheduled to be in Regina for the Planning Commission Meeting on Aug 2.

From: Ben Mario <BMARIO@regina.ca>
Sent: Tuesday, June 05, 2018 4:44 PM
To: John Pearson <JPearson@Shindico.com>; Fred Searle <FSEARLE@regina.ca>
Cc: 'Mike Hogan' <mike.hogan@cwregina.com>; Kelly Smith <KSmith@Shindico.com>
Subject: RE: 221 Winnipeg Street North - City of Regina Letter / Plans

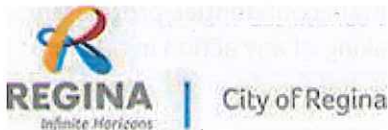
Hi John,

We are working through the information to ensure that we are solidly grounded in the decision that we make. We have had internal meetings to discuss and we have another meeting at the end of the week. I do not believe we require any further information. We hope to see this to the August 2 Regina Planning Commission meeting. It would be a good idea to plan to be here for that meeting, which would be at 4pm.

Thanks,

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, June 04, 2018 8:46 AM
To: Ben Mario <BMARIO@regina.ca>; Fred Searle <FSEARLE@regina.ca>
Cc: 'Mike Hogan' <mike.hogan@cwregina.com>; Kelly Smith <KSmith@Shindico.com>
Subject: FW: 221 Winnipeg Street North - City of Regina Letter / Plans

Ben / Fred, further to our discussions and our Zoning Bylaw Amendment Application to IA zoning, please advise as to the status and if any additional information is required. In addition, do we need to attend any Hearings in this regard?

We appreciate your assistance and look forward to hearing from you.

From: John Pearson
Sent: May-22-18 1:40 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)



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: Mike Hogan <mike.hogan@cwregina.com>
Sent: June-07-18 10:21 AM
To: Ben Mario; Fred Searle
Cc: John Pearson
Subject: 221 Winnipeg St North - Update - Ministry of Central Services - Dept of Highways

Good morning Ben & Fred,

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

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

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

Regards,

Mike Hogan
President, Broker

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



**CUSHMAN &
WAKEFIELD**

Regina

2161 Scarth Street, Suite 200

Regina, SK S4P 2H8 | Canada

www.cushmanwakefieldregina.com | www.cushmanwakefield.com

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

Please consider our environmental footprint before printing this email

This email (including any attachments) is confidential and intended for the named recipient(s) only. It may be subject to legal or other professional privilege and contain copyright material. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Access to this email or its attachments by anyone else is unauthorized. If you are not the intended recipient, you may not disclose, copy or distribute this email or its attachments, nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorized access.

Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company.

May 8, 2018

Mike Hogan
mike.hogan@cwregina.com

John Pearson
JPearson@Shindico.com

Dear Sirs:

Re: Reuse of Building at 221 N Winnipeg Street

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

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

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

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

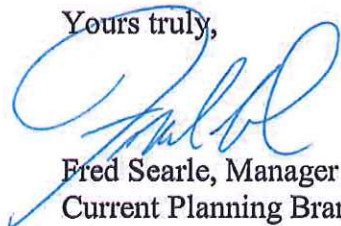
It is our understanding that you and your client are seeking verification that the intended use of the building is compliant with the Zoning Bylaw. In order to provide this verification the recommended next steps are as follows:

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

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

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

Yours truly,



Fred Searle, Manager
Current Planning Branch





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



