

August 4, 2023

City of Regina
City Planning Branch
PO Box 1790
2476 Victoria Avenue
Regina, SK. S4P 3C8

Attention: Larrah Olynyk, RPP, MCIP, Senior City Planner

**RE: Application Numbers: PL202300102, PL202300103, PL202300104
1501 West Market Street – Concept & Zoning Amendment Application**

As the developer of Westerra, we wish to present this letter, through the City of Regina, to the residents of Westerra and any other interested parties who may feel they are affected by the Concept Plan Amendment and Zoning Bylaw Amendment applications captioned above. The purpose of this letter is to provide additional information and details that was not contained in the *Information Sheet* prepared and sent out by the City of Regina regarding this matter. It is our hope this information will provide additional context regarding the proposed changes.

Our request to rezone portions of the land along the east side of West Market Street (WMS) was submitted to facilitate the proposed development of a mixed-use project consisting of a 90 unit daycare and affordable multi-family residences along the west side of WMS from Dewdney Avenue to Canola Avenue. This development would consist of a daycare building in the middle of the parcel of land (Parcel 2), three multi-family residential buildings to the south (Parcel 1), and four multi-family residential buildings to the north (Parcel 3) of the daycare building as per the attached Figures #1 and #2. The parcels where the multi-family units are shown requires rezoning to allow for this type of residential development. The parcel where the daycare is to be located conforms as a permitted use under the current MH zoning designation. The residential buildings and daycare are being completed by the same developer in a comprehensive and master planned fashion for all three parcels.

Despite extensive and constant marketing since Westerra's commencement, retail tenants have consistently given the feedback that they are not prepared to commit to opening new retail locations in the community until there are more rooftops, population, and consistent growth in the neighbourhood. As the developer, we have reacted to this by bringing on an additional phase of 135 single family lots, selling a large multi-residential site to Avana, which will add 158 units, and marketing this mixed-use parcel to the developer of the daycare and associated affordable residential rental units. Unless we can execute on developments such as this, we will not be successful in concluding the ongoing negotiations we have with the grocery store, food service, and amenity retail tenants. If this application does not proceed, there is simply no demand for unanchored main street retail product and this land will sit vacant for the next decade.

The development proposed above reflects the consumer demand of the current Regina market and it provides an outstanding daycare amenity to the community which will result in a significant benefit to Westerra residents and nearby neighbourhoods.

The residential units would increase both the supply and variety of housing options available to those who wish to live in Westerra. The goal to provide medium density residential as part of the original Main Street concept is maintained and the street scape will match the units currently being built south of Canola Avenue. The additional residential units in close proximity to the neighbourhood commercial site on the west side of WMS will not only increase the Westerra population, but it also finishes the gateway to the community and reinforces Westerra's walkability.

The daycare is a service that is in high demand and sought after in every community in the City of Regina. Having a daycare within walking distance of every residence in Westerra benefits both existing residents and increases the desirability of the community for new residents choosing Westerra as their home, making Westerra a more vibrant and desirable place to live.

In summary, we believe the proposed development benefits the Westerra community in a myriad of ways and moves the overall neighbourhood closer to achieving the goal of becoming a "complete community". Simply sitting stagnant with serviced land and doing nothing to address the existing demand in the city and the comments of the retail tenants, is not an option.

Thank you for the opportunity to provide this additional information.

Yours truly,

**HORIZONS RETAIL CORP.
C/O FORSTER HARVARD DEVELOPMENT CORP.**

A handwritten signature in blue ink that reads "Paul Gregory". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Paul Gregory
Manager, Residential Land Development
306-539-4933
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Figure 1:

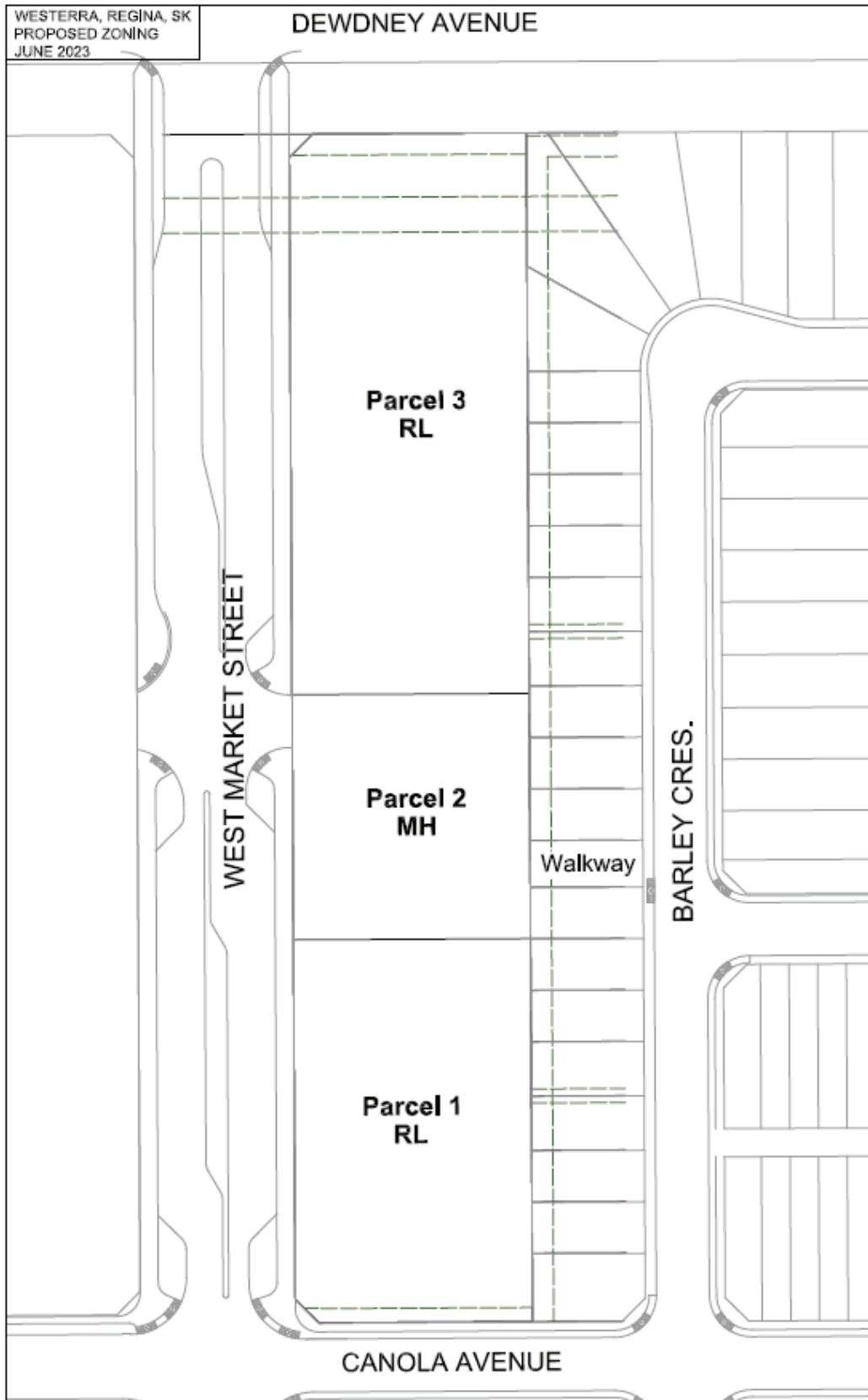
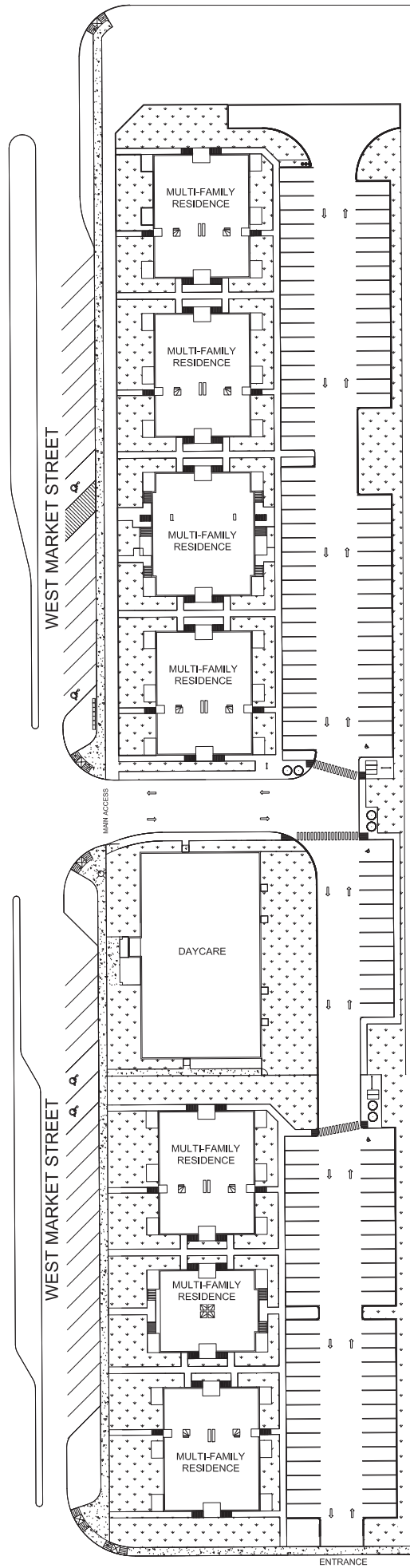


FIGURE 2.

DEWDNEY AVE



CANOLA AVENUE