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March 29, 2016

Delegation to Council – Munir Haque, Residential Land Manager

Re: Westerra Subdivision

Zoning Amendment Application (15-Z-21)

Discretionary Use Application (15-DU-33)

Live/Work Zoning Regulations

Good evening Mayor Fougere, Councillors, and City Administration. My name is Munir Haque, I am the Residential Land Manager for Harvard Developments and Westerra Development Corporation. We would like to briefly review our position and support for the Live-Work Zoning Bylaw and Discretionary Use Application before you tonight.

Foremost, we appreciate the time and effort City Administration has put into preparing the reports. We recognize the importance of creating workable tools that ensure the guidelines approved through Design Regina process and adopted in the Official Community Plan become implementable. We feel that approval of this Live/Work is one more step towards achieving the CITY OF REGINA'S PRIORITIES of Developing complete neighbourhoods and supporting the availability of diverse housing options.

The Westerra Neighbourhood Plan was approved and adopted as part of the OCP in January 2015, and it provides direction for the incorporation of Live-Work housing.

The Live/Work housing in Westerra will be located on a pedestrian scale Mixed Use street anchored by the Main Street boutique Retail to the north and the Westerra Central Park to the South? This street will be a hub of activity that will drive the identity, distinct character and velocity of Westerra.

We anticipate Live-Work asset class to come to market as an attractive opportunity for both a residential and a commercial perspective. Would-be home-owners have the opportunity to use the work suite as a mortgage helper, or small business. For business owners, this would offer the opportunity of an attractive and economic space – they could rent or own for their small business and have the convenience of living above.

Perhaps a good location for a start-up business, or good for a professional or business person that are scaling down their work later in life. For families, it could offer proximity and harmony to live with aging parents or young adult children, giving them their own space while keeping the family close.

There are many possibilities with the policies administration is proposing tonight.

The Live/Work Location was carefully selected during the Neighborhood Plan and Concept Plan stages as part of the “Urban Centre”. The urban centre includes the community retail area, West Market Street, Live-Work housing, as well as some medium - high density residential as the core of the community and a main focal point of Westerra. The L/W housing is in close proximity to transit, retail, park and pathway amenities. The proposed road network and alley configuration will support on street parking and rear unit driveways and garages which meet both residential and business visitor parking requirements.

Once again, we support the reports Administration has put forth and thank you for this opportunity to speak before you tonight. We are available to answer questions you may have.

Regards

**Westerra Development Corp.**

A handwritten signature in blue ink, appearing to read 'Munir Haque', with a stylized flourish at the end.

**Munir Haque**  
**Residential Land Manager**