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December 14, 2016

Your Worship Michael Fougere
City of Regina
2476 Victoria Avenue
Regina, SK

Your Worship:

Re: Zoning Amendment Application – The Towns Phase 1-Stage 1D (16-Z-14) – RPC16-63

We write to you today to ask for support of the above application and give you background information on *The Towns*, a new subdivision in SE Regina. The concept plan and zoning for the first three (3) Stages (Stages 1A, 1B & 1C) were approved by your council in April of this year. Those 3 stages contained 196 single family lots and a 3.70 acre Condo site. We can advise you that the Regina housing market continues to be active and we have option deposits and signed agreements on 178 of the residential lots and a further deposit and agreement on the condo site. That leaves us with only 18 lots right now in our inventory. We therefore bring to you for approval, our Stage 1D consisting of 173 residential lots and two multi sites. We do not have our final pricing yet; however, we have had interest shown by builders for approximately fifty of these new lots. We expect to have all services, streets, etc. completed and ready for building starts by September, 2017.

The approval of this latest Stage in the Towns will give us a 'Gateway' entrance into *The Towns*. Presently the only direct entrance is via Arcola Avenue and Chuka Boulevard. This new entrance, via Buckingham Drive will provide alternative access to both the east Regina shopping/employment area and to Arcola Avenue. We will be working together with your administration on the widening of Woodland Grove Drive south to provide a suitable access to future residents of *The Towns*. For your information, the projected population of The Towns is 7,200 residents of which 44% (3,200) can be attributed to the development for which we are managing.

We look forward to an approval of this application, which your administration is recommending and would be happy to answer any questions that you or your council may have.

May we take this opportunity to wish not only you but your entire council a very Merry Christmas and a Happy 2017.

Yours truly,

TERRA DEVELOPMENTS INC.

A blue ink signature of Doug Rogers, consisting of stylized initials and a surname.

Doug Rogers