

To Mayor Fougere and esteemed Council Members for City of Regina,

Please accept this letter as background information for our request to add Medical Services to the present zoning contract in effect at 2703 Victoria Ave. This letter was drafted by new owners and partners in the project, Drs. Shyla Robertson Bitz and Scott Bitz, for presentation to the Regina Planning Commission on November 30, 2016.

We have been practicing chiropractors in Regina since graduating from Canadian Memorial Chiropractic College in 1999 and 2005 respectively. Since then we have worked in and managed multidisciplinary clinics. We have been searching for the last few years to find the perfect building to open our own wellness centre/multidisciplinary clinic. When we came across the building at 2703 Victoria Ave we knew we had found the perfect home for our clinic. It combined our love of history and traditional buildings with the love of the area and a convenient location.

We had specifically been looking for something in the Cathedral area for a number of reasons. Shyla's first home is in the Crescents and we have always had a very strong connection to the area. The Cathedral area is a health conscious area that is very welcoming to health care practitioners. Since the closure of Cathedral Chiropractic a number of years ago, chiropractic is a glaring omission from the various health care disciplines located in the area. There are many different professionals in the neighbourhood that we co-manage patients with regularly... dentists, naturopaths, massage therapists, acupuncturists, doulas, etc., making this location convenient and a benefit for patients. Our current patient base calls all areas of Regina home but many are from south Regina or Cathedral area or work downtown; the central location is highly accessible for patients all over Regina and thus adds a level of convenience for many on their daily routes, whether on foot, bicycle or by car. In addition, the building was a large enough size to accommodate a variety of practitioners and an area for exercise classes/education workshops all under one roof.

Our vision is for the wellness centre to include multidisciplinary healthcare practitioners in one building to provide excellent and convenient patient care through communication and collaboration between practitioners. We envision the promotion of a healthy community where patients and families feel empowered to actively participate in their own health and healing. We promote wellness of mind, body and spirit through our integrated and professional approach.

In addition to Chiropractic, Massage therapy, Medical Acupuncture and Naturopathic Medicine we look to have other professionals such as psychology, speech language therapists, yoga/exercise therapists, doulas and physical therapists involved. We have had a lot of interest from a multitude of varying healthcare professionals wanting to work at 2703 Victoria Ave as they also believe it is a great building and location to work in, and that working with medical professionals further rounds out premium care for patients.

We purchased this building over a year ago with the intention of creating this wellness centre/multidisciplinary clinic. It previously was a salon that included massage therapy along with hair and esthetics. We thought it was a logical extension from massage therapy to grow to include other healthcare disciplines. One of our strict conditions for our purchase was that this building was properly zoned for uses including chiropractic and medical services. We were instructed and assured that it was properly zoned for these uses, and therefore we signed the purchase agreement with this vital condition being supposedly met. The zoning conflict was only stumbled upon when we visited City Hall to request information regarding parking at the building. This turn of events obviously came as great surprise to us as we had been misinformed about how the practice of chiropractic fits in the zoning guidelines.

This Wellness Clinic has been our dream in the making for over a decade. We know that we have now found the perfect location to provide a premium healthcare option to the community through an integrated wellness approach. We look forward to serving the community at our new location early in 2017 should you grant us favorable consideration of our request for zoning for medical services.

In the event that we are unable to speak on our behalf due to extenuating circumstances (Shyla is past her due date for their 3rd child and may be in hospital/labor) we hope this letter expresses our desire to open our wellness clinic at 2703 Victoria Ave and serve the community through our integrated medical and wellness approach at one location.

Sincerely,

Dr. Scott Bitz & Dr. Shyla Robertson Bitz