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February 22, 2018

Sent via email: clerks@regina.ca

City of Regina
Office of the City Clerk
15th Floor, City Hall
2476 Victoria Avenue
Regina, Saskatchewan S4P 3C8

**RE: Request to appear as a delegation to City Council
Zoning Bylaw Amendment and Discretionary Use Application
(17-Z-18 / 17-DU-14)**

Your Worship, members of City Council...my name is Blair Forster of Forster Projects. With me at the podium is Chad Jedlic of Harvard Developments. Harvard and Forster are partners in the Aurora Retail Project on Victoria Avenue East and we are the proponents of the applications before you today.

The Discretionary Use Application is for Phase 2 of the Aurora retail project and represents approximately 155,000 square feet of retail, amenity retail, entertainment and food service tenants situated on roughly 14 acres of land. This phase of Aurora is anchored by a 36,000 square foot, 8-screen Landmark Cinema, which is an exciting addition to East Regina and balances the city from an entertainment perspective as existing theatres are currently only located in the north and south sectors of Regina.

To provide some history on this project for the new City Councillors, we acquired the land in 2013 and it was included that same year in Regina's OCP as an Urban Centre and Regional Retail node. The land was officially annexed into the city in early 2014. The South East Sector Plan and Victoria East Corridor Plan were both approved by Council in 2015 and our first phase representing the new Costco project and the approval of the MAC overlay holding zone for the balance of the lands were both approved by Council in 2016. This site and its use have been extensively reviewed and supported by Administration, the Citizens of Regina and Council itself.

We are excited to continue to move this project forward; the application is compliant with all density, parking, landscaping, height and setback requirements and we respectfully ask for your approval.

Thank you and we are happy to answer any questions you may have.

Yours truly,

AURORA RETAIL CORP.

A handwritten signature in black ink, appearing to read "Blair Forster". The signature is stylized with large, flowing loops.

Blair Forster
President
(306) 757-7501