



200 – 2100 Dewdney Avenue
Regina, SK S4R 1H2
WesterraRegina.ca

Date: June 9, 2022

To: Office of the City Clerk

**RE: City Council Meeting June 15, 2022
Proposed Concept Plan and Zoning Bylaw Amendment 8701 Dewdney Avenue
RPC Report RPC-22-17
Delegation to appear in person**

Your worship, members of City Council, my name is Blair Forster, President of Forster Harvard Development Corp. and Westerra Development Corp. With me at the podium is Paul Gregory, our Manager, Residential Land Development. We are the proponent of the application before you today. Should you have any technical questions we also have a subsequent delegation from our planning consultants.

Westerra Development Corp is pleased to finally be in a position to bring to market another stage of residential development within our phase one concept plan. As you are well aware, there have been numerous exciting economic announcements on Regina's west side, not the least of which the Amazon facility at the Global Transportation Hub (GTH). Westerra was always intended to serve as a logical housing option for both the short-term construction jobs and the permanent positions created by these companies.

City Council approved the Westerra Concept Plan in January 2015 and following that, we saw one of the sharpest declines in residential housing starts that the province has ever seen. This led to much slower economic growth within the Westerra community than originally expected. During this period, we have also seen a change in the way physical retail development is expanding within North America. This change has been magnified and accelerated due to Covid. We remain bullish on the future of Brick-and-Mortar Retail; however, it is clear the amount of square footage occupied by retail will decline, as will the pace of its expansion.

We are happy to report the current lot inventory is now close to being sold out and we have renewed interest from residential home builders in additional lots in Westerra. The application before you is for 135 single family and duplex lots on approximately 16 acres of land on the west end of our concept plan. The site is located within a 60-acre parcel of land currently zoned MLM and intended for large format retail development. It is our opinion that this now represents too much land for the area to absorb commercially and will sit vacant for well over a decade. In addition to this large format retail node, Westerra also has a 20-acre neighbourhood retail area which is unaffected.

The residents occupying these new homes will add to Westerra's population base helping us to attract much needed amenities such as grocery, drugstore, convenience, and food uses to the community.

We are happy to answer any questions you may have.

Yours truly,

WESTERRA DEVELOPMENT CORP.

**Blair Forster
President**