



April 26, 2018

To: His Worship the Mayor
And Members of City Council

Re: **Capital Crossing** **Discretionary Use Application 17-DU-24**
Regina North West **3701 & 3801 Rochdale Blvd**

On behalf of Cornerstone Holdings, owner of the Capital Crossing lands, we are pleased to be before Council with a Discretionary Use Application recommended by City administration and approved by Regina Planning Commission.

The lands under consideration are located by the Capital Automall, bordered by Walmart Superstore to the West, Rochdale Blvd and Argyle St to the East. They encompass two city blocks totaling 8 hectares or 20 acres, representing a quarter of the Capital Crossing concept plan area of 33.5 hectares or 83 acres.

Compared to Regina East and Regina South retail amenities, the North West has fallen behind and this phase of Capital Crossing will serve to enable the 95,000 strong, local area residents, to shop and eat in their own neighborhood.

This is clearly a milestone event when you consider what has been accomplished the past 4 years to get here. With Council approval, we will finally be in a position to start constructing buildings.

Consider that to date Cornerstone has cost-shared in 3 kilometers of roadway construction with the City, and has contributed 21.5 acres of land to the City:

- 8.5 acres of green space including parkland hosting a basketball court, playground equipment and pathways
- 13 acre city road & sidewalk contribution
 - The long awaited Argyle St extension, connecting the Ring Rd off-ramp and overpass infrastructure at Argyle St. to Rochdale Blvd has been completed, creating a new going-home-going-to-work route for 20,000+ residents located in Lakeridge, Twin Lakes and Hawkstone neighborhoods. Coronation Park and Argyle Park residents are now directly connected to Rochdale Blvd stores and restaurants.
 - Traffic congestion at Ring Rd and Pasqua St., we believe, has already been meaningfully reduced.

We are proud of the above civic contributions, relative to the net 51 acres to be developed.

Brightwater has already started construction of a much needed local area seniors care facility. Sherwood Co-op will soon be starting construction of a gas bar and car wash facility. We are excited to play our part in catching up Regina North West to Regina East and South, from a restaurant and retail amenity point of view, starting with 4 new buildings.

PDSS / Property Development Support Services oversaw the preparation of our Discretionary Use Plan. Kaitlyn Brown of PDSS and I are available to answer any questions you may have with respect to the Capital Crossing Discretionary Use Application, as recommended by the Regina Planning Commission.

Respectfully,
Cornerstone Holdings Ltd.

PDSS / Property Development Support Services

Gordon Scrapper

Kaitlyn Brown