

# New west Regina neighbourhood a go

BY NATASCIA LYPNY, LEADER-POST JANUARY 13, 2015

City council officially welcomed Regina's newest neighbourhood with a stamp of approval Monday night.

[Westerra is a 200-hectare, 7,500-resident, mixed-used development](#) planned for the land between Dewdney and 13th avenues, and Courtney Street and Pinkie Road.

"It's an exciting new development for the city. It shows that we're on the path for continued growth," said Mayor Michael Fougere.

Blair Forster of Forster Projects, one of the partners on Westerra, said this neighbourhood will be Regina's first truly complete community.

"It's got retail options, employment options, a diversity of housing stock, it's the closest suburban community to downtown Regina, and it's surrounded by employment opportunities for its residents," he said.

The Dieppe Place Community Association submitted a letter to council in support of Westerra, saying, "It is our hope that this development breeds new life into our community ..."

he group is also eager for Westerra's stores as Dieppe Place currently languishes in a retail desert.

Not all future neighbours are pleased, though.

Brandt Industries, which has an operation on the southwest corner of Westerra, is wary of the development's effects on Brandt's future expansion, traffic and storm water management, said legal counsel Stephanie Yang.

"The proposed siting and planning for the Westerra development is designed in a manner that overlooks the impact on neighbouring businesses, particularly Brandt's," she said.

A tree farm owner also raised alarms over how Westerra could lead to a loss of land and flooding.

"Those concerns are important to those people," said Forster, adding that the developers intend to include stakeholders in the future planning consultations.

He estimates show homes will open in 2016, with the first phase taking four to five years to develop fully.

## **AFFORDABLE HOUSING**

Single parent families will have a new safe haven on Dewdney Avenue after council OK'd an affordable housing project Monday night.

Councillors voted in favour of selling a former bus turnaround site to Silver Sage Holdings Ltd. for a three-storey apartment building near Grassick Park. The 13-unit project will offer 24/7, on-site counselling and family services.

Maynard Sonntag, president of Silver Sage, said the collaboration with Fox Valley Counselling Services is meant to keep families together and children out of foster care.

"The hardship placed on these families and the longterm cost to our community is unacceptable," Sonntag said.

Two nearby residents spoke against the project, saying it clashed with the majority single-family dwelling neighbourhood and could reduce property values. Emilie and Tess Kossick added that the apartment building will obstruct views of Grassick Park and will introduce non-permanent residents to the area.

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