



Westerra



**REGINA'S 2018  
COMMUNITY OF THE YEAR**

# Table of Contents



|                                       |                    |
|---------------------------------------|--------------------|
| <b>What is Westerra?</b> .....        | <b>1</b>           |
| <b>Design Vision</b> .....            | <b>2</b>           |
| <b>Where is Westerra?</b> .....       | <b>3</b>           |
| <b>Neighbourhood Plan</b> .....       | <b>4</b>           |
| <b>Amenities Map</b> .....            | <b>5</b>           |
| <b>LIVE Westerra</b> .....            | <b>6</b>           |
| <b>Housing Types</b> .....            | <b>7</b>           |
| <b>Residential Plan Phase I</b> ..... | <b>8</b>           |
| <b>WORK Westerra</b> .....            | <b>9</b>           |
| <b>SHOP Westerra</b> .....            | <b>10 &amp; 11</b> |
| <b>PLAY Westerra</b> .....            | <b>12 &amp; 13</b> |





Come discover the great homes, green spaces, and gorgeous sunsets of Westerra. This 490-acre Complete Community is located off Dewdney Avenue in West Regina, and offers a truly unique living experience. Here you will enjoy the convenience of living close to downtown, while feeling removed from the hustle and bustle of city life. This spacious and welcoming community is the perfect place to call home – whether you're raising a family, happily retired, or at any stage in between.

Westerra is proudly developed by Forster Harvard Development Corp.



[WesterraRegina.ca](http://WesterraRegina.ca)

What is Westerra?





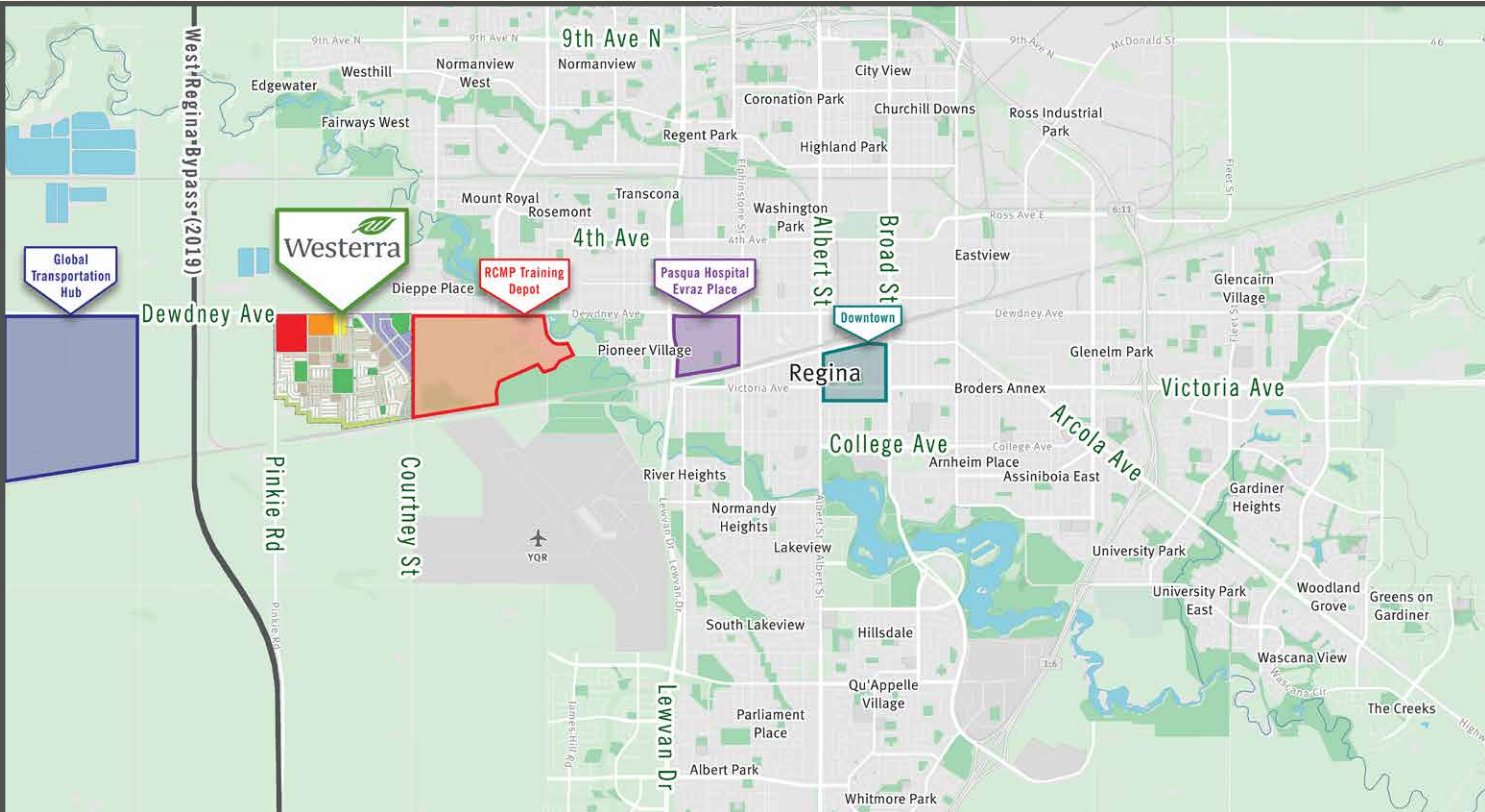
**“Regina will be  
Canada’s most  
vibrant, inclusive,  
attractive, sustainable  
community, where  
people live in  
harmony and thrive in  
opportunity.”**

- City of Regina  
Official Community Plan Vision Statement.

Westerra is the first neighbourhood planned and built on the foundation of the City of Regina’s New Official Community Plan - Design Regina.



Westerra is an urban community situated in a suburban setting. That means you can jump in your car and be downtown in mere minutes, or take a quick stroll to enjoy unspoiled views of stunning prairie sunsets. Here you can truly enjoy the best of both worlds. Westerra is located in West Regina on Dewdney Avenue between Pinkie Road and Courtney Street.



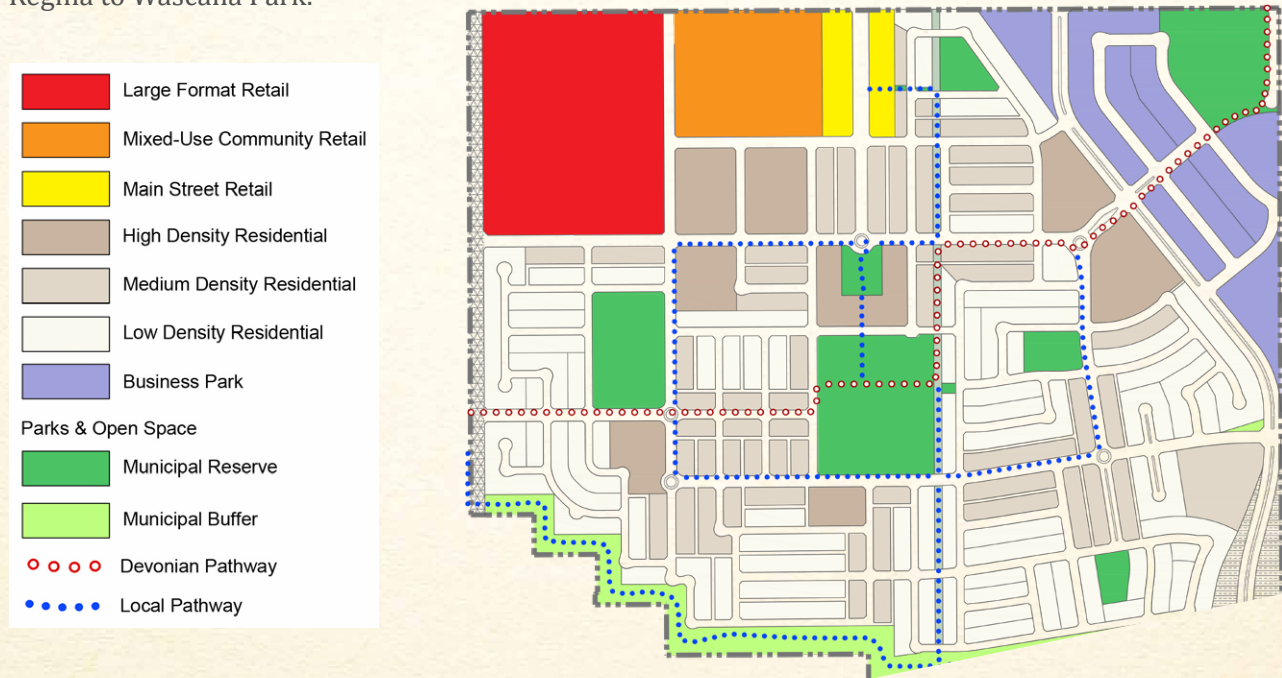
Where is Westerra?



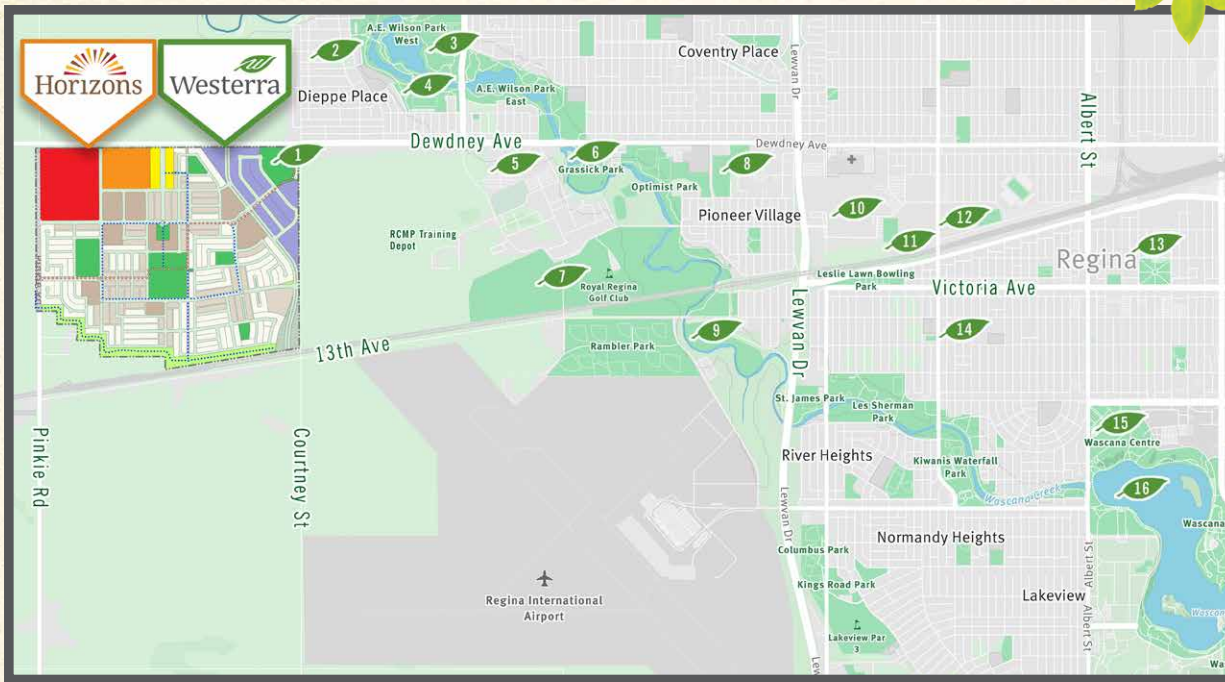
# BIKEABLE. WALKABLE. PLAYABLE.

The Westerra neighbourhood plan provides a wide variety of single family and multifamily homes alongside local options for shopping, employment, recreation, and education.

The neighbourhood is pedestrian friendly with sidewalks and off-street multi-use pathways connecting residents to parks, shopping and employment. Westerra is transit friendly, surrounded by great employers, and just blocks away from A.E. Wilson Park and the Devonian Pathways that link across Regina to Wascana Park.







- |   |  |
|---|--|
| 1. Sharp Park - Cricket Pitch at Westerra             | 9. Off-Leash Dog Park                              |
| 2. Northwest Community Gardens                        | 10. Brandt Centre & Evraz Place                    |
| 3. Jack Hamilton Arena                                | 11. New Mosaic Stadium                             |
| 4. A.E Wilson Park - Devonian Pathway to Wascana Lake | 12. Sportplex - Fieldhouse & Lawson Aquatic Centre |
| 5. RCMP Heritage Centre                               | 13. Downtown Regina                                |
| 6. Grassick Park - Cricket Pitch                      | 14. Connaught Library                              |
| 7. Royal Regina Golf Club                             | 15. Royal Saskatchewan Museum                      |
| 8. Government House                                   | 16. Wascana Lake                                   |

For school information, visit...Regina Catholic School Division: [www.rcsd.ca](http://www.rcsd.ca) | Regina Public School Division: [www.rbe.sk.ca](http://www.rbe.sk.ca)



Westerra proudly offers a variety of single family and multifamily options from many of Regina's most talented builders, ensuring residents will find the perfect home for any lifestyle or budget. Explore this growing new neighbourhood today, and plant your roots in West Regina.

For more information, visit: [www.WesterraRegina.ca/show-homes-builders](http://www.WesterraRegina.ca/show-homes-builders).

**Good design standards foster community pride, improve home values and protect re-sale values.** The architecture of the homes in the first phase of Westerra is guided by Craftsman design principles. This style—originally made popular at the turn of the 20th century—incorporates unique exterior elements into each home. This style was selected for Westerra because of its timeless, attractive, exterior elements. Each home design is reviewed by the developer prior to construction to ensure it meets the Westerra architectural standards.



EVERY LIFESTYLE OR BUDGET.



Senior Living



Apartments



Townhomes



Semi-Detached



Single Family



# Housing Types

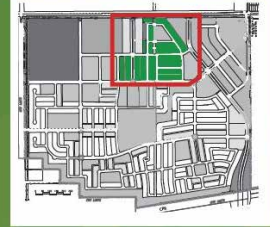


## WHERE LIFE FINDS BALANCE.

When you choose a place to live, you are choosing a place to build your life. Whether you enjoy staying at home, working, shopping, being active, or spending time with your friends and family, Westerra is a community where life finds balance.



### OVERALL NEIGHBOURHOOD PLAN



- SINGLE FAMILY RESIDENTIAL
- SEMI-DETACHED RESIDENTIAL
- TOWNHOME RESIDENTIAL
- SHOPS ON WEST MARKET (RETAIL)
- EASEMENT
- SETBACK
- DEVELOPER SOUND FENCE
- DEVELOPER FENCE
- NOISE EXPOSURE (NEF) CONTOUR







## MERE MINUTES TO DOWNTOWN.

Westerra is conveniently located near many major west side employers. We're also the closest new community to the downtown core located along an express transit route. This means that living in Westerra makes it quick and easy to get to and from work. Plans for a future business park will add even more convenience to this popular new community.

Many of our current residents enjoy convenient commutes to nearby employers, including: Brandt – Agricultural Products Division, Royal Canadian Mounted Police (RCMP) Training Depot, Pasqua Hospital, Evraz Place, Pioneer Village, The Global Transportation Hub, and Regina International Airport.

### Distances to nearby employment areas:

**Brandt Agricultural Products - 2.0 km**  
**RCMP Training Depot - 3.0 km**  
**Pasqua Hospital & Evraz Place - 4.2 km**


**Global Transportation Hub - 4.5 km**  
**Regina International Airport - 6.8 km**  
**Downtown Regina - 6.9 km**



Horizons will be the only the regional retail site servicing West Regina. Horizons will offer a wide range of goods and services, consisting of large format and community retail including a grocery store, gas station, drug store, banks, hotels, as well as fast-casual and dine-in restaurants.

Westerra will also feature a collection of boutique shops along West Market Street, the main entry point to the community. This unique collection of shops will enhance the pedestrian-friendly design of the community. The vision and design for Shops on West Market is similar to the appearance and atmosphere of small town main street, reminiscent of early prairie towns.



 Anchors

 Restaurants

 Retail

 **Westerra**  
— Business Park —



Main Street Retail



Community Retail

- Grocery Store
- Banks
- Gas Station & Convenience Store
- Drug Store
- Hotels
- Fast-Casual & Dine-In Restaurants







## 46 ACRES OF GREEN SPACE. 8 KM OF PATHWAYS.

Looking for a community where you can really enjoy the great outdoors? Look no further. Westerra is a nature-lovers paradise. With over 46 acres of green space and 8 kilometers of pathways, there's no shortage of outdoor space.

Walk, bike, rollerblade, or jog this friendly community, which is complemented by neighbourhood parks and connected by local and regional pathways. Community parks provide a gathering place for residents to get together and visit, while playgrounds provide children with hours of fun.

**“Sereda Park” - Westerra’s First Neighbourhood Park:** Michele Sereda (1965-2015) was one of Regina’s best-known and well-loved members of the arts community. She was raised in the Foam Lake area and came to Regina in the 1980s to pursue a degree in Theatre Studies from the University of Regina. She established Curtain Razors, a performance art and theatre troupe, because she saw a gap in the arts community. Sereda, who was of Ukrainian descent, was especially interested in building bridges to the First Nations community through art, as was typified in her work with Lacy Morin-Desjarlais, Michael Green and Narcisse Blood, who also perished in the fatal automobile crash that took Sereda’s life.







Cricket is one of the fastest growing sports in Regina and Western Canada. Westerra is home to Regina's first purpose-built cricket pitch designed specifically for players and spectators of the sport.

**“Sharp Park” - Westerra’s Cricket Pitch:** Jack Sharp (1928-2017) was born and raised in Regina. He spent his working life as an entrepreneur owning and operating Western Furs and Westland Ventures. He was President of the Regina Jewish Community from 1970 to 1973. He was the founder of both the Regina Business Association and the East View Rotary Club. He volunteered on many private committees including the Saskatchewan Roughriders and the Ovarian Cancer Society of Saskatchewan. Jack and his family have a four generation history of being good contributing citizens of Saskatchewan for over 100 years.

## REGINA'S FIRST PURPOSE-BUILT CRICKET PITCH.





# Westerra

Where life finds balance

[WesterraRegina.ca](http://WesterraRegina.ca) | (306) 757-7501



**FORSTER  
HARVARD**  
DEVELOPMENT CORP