



Horizons

SERVING WEST REGINA -
The Newest Growth Area in the Queen City



Dewdney Avenue &
Pinkie Road
West Regina, SK



69 acre regional
retail site



675,000 SF
building area



ShopatHorizons.ca



**FORSTER
HARVARD**
DEVELOPMENT CORP

Existing Residential Development:

Currently 300 Residential lots developed at Westerra with only 20 lots remaining for sale.

Existing high-rise complexes:

Westerra Fields Apartment Complex at 98% occupancy



213 units

Trinity Manor Assisted Living Complex







200 units

Total current resident population



Approx. 1600-1800

Future Residential Development:

Now	Next Year	1-2 Years	2-3 Years
Developing	Developing	Developing Another	Adding
			
135 Single family lots	158 Multi-family units	90 Multi-family units & additional phase of residential lots	1400-1800 residents

Economic Activity in the Westerra Area:

Here are a few of the large projects that will be located just west of Westerra, either in or near the Global Transportation Hub:

- \$350M Cargill Canola Processing Facility - construction started in July 2022 with 50 permanent jobs and 1 million hours of employment during construction.
- \$100M SaskPower Logistics Warehouse - construction has begun.
- \$350M RedLeaf Wheat-Straw Facility - scheduled to in 2022 with 110 permanent jobs and 250 jobs during construction.
- Amazon recently purchased 14 acres just west of our site. We presume a distribution facility is planned.

With the recent economic activity on the west side of Regina we feel that there is a strong demand for new homes in the Westerra neighbourhood.

Position in the Regina Residential Market:

The City of Regina has reinforced its support for the Official Community Plan (OCP). Prioritizing phase 1 neighbourhoods, such as Westerra.

Competing residential developments across the city area are getting close to being fully built out.



Westerra is one of two neighbourhoods on the west side of the city that have significant growth to occur based on the residential phasing map.

Roadways:

Paving Pinkie Road from 9th Ave. North to Dewdney Ave.



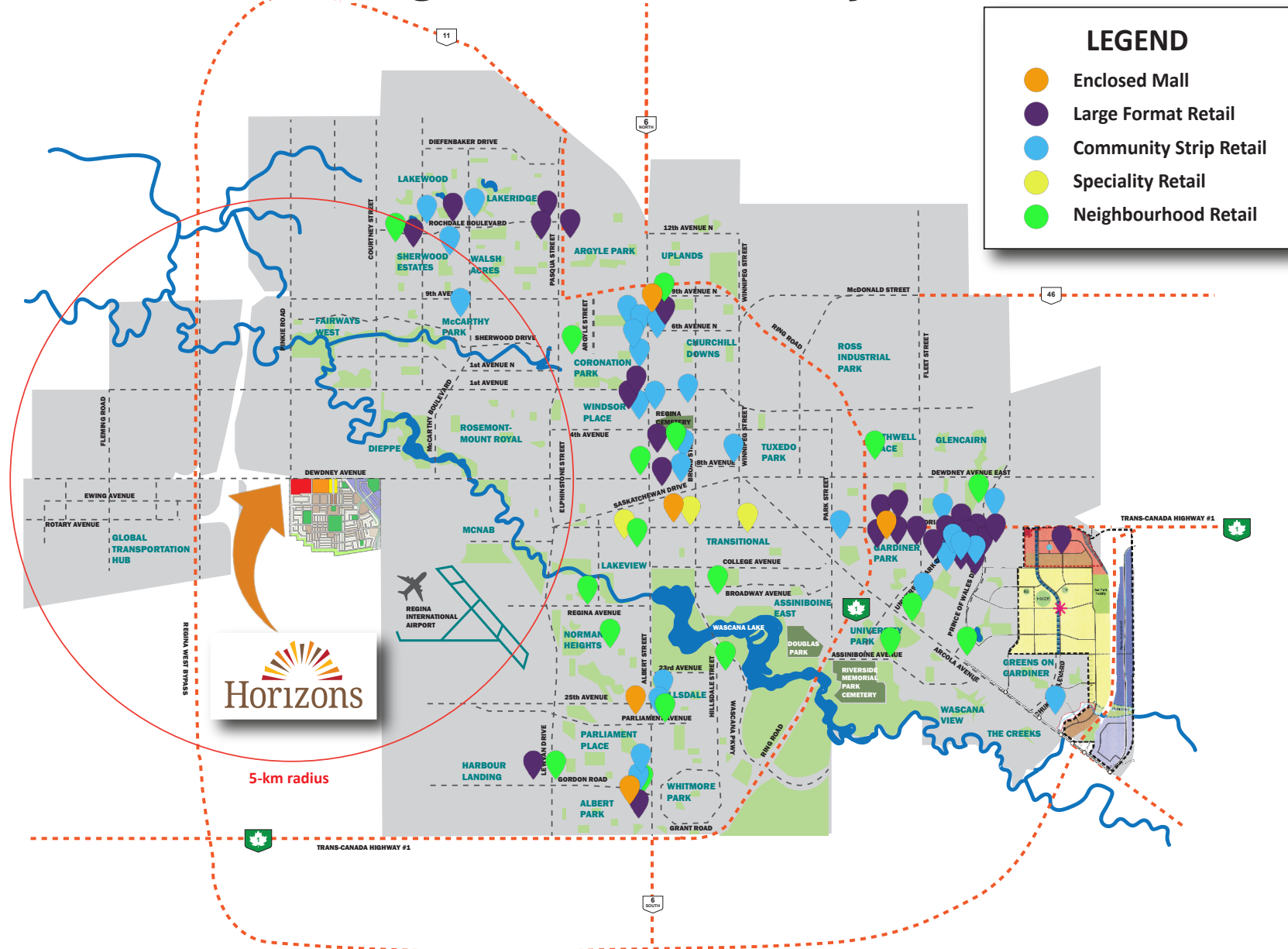
Funding is in place. Construction scheduled 2023.

This will allow easy access from the residential areas to the north.



Making Dewdney Ave the fastest and most convenient commute to downtown & easy access to community shopping amenities coming soon to Horizons.

Regina Retail Inventory



Virtually no competition within approximately 5km (September 2022)

9,000 residents at full build-out.



- HORIZONS is located within the new 490 acre Westerra subdivision, which is currently under development and is expected to house 9,000 residents at full build-out.
- HORIZONS is the only regional retail site servicing West Regina and is easily accessible from the Trans-Canada Highway #1 Bypass located along an express transit route to the downtown core.
- HORIZONS is designed to provide a diverse retail experience comprised of three categories, each supporting a unique type and scale: Regional Retail, Community Retail and Main Street Retail.



264,000

City of Regina
CMA Population



37

City of Regina Median Age



\$81,832

City of Regina Median
Household Income



80K+ - 250K+

Trade Area:
Primary: 80,000+
Secondary: 250,000+



DEWDNEY AVENUE

PYLON

CO-OP GAS



Sherwood

BLDG 18
37,000 SF

BLDG 19
14,864 SF

BLDG 20
4,994 SF

BLDG 10
4,843 SF

BLDG 11
4,477 SF

BLDG 12
7,889 SF

BLDG 21
5,414 SF

BLDG 22
9,805 SF

BLDG 1
5,845 SF

BLDG 2
9,009 SF

BLDG 3
6,673 SF

HORIZONS WAY

BLDG 34
8,320 SF

BLDG 33
8,320 SF

BLDG 32
7,793 SF

BLDG 28
8,234 SF

BLDG 27
8,320 SF

BLDG 26
9,666 SF

BLDG 24
9,009 SF

BLDG 14
10,107 SF

BLDG 4
6,673 SF

BLDG 5
9,009 SF

BLDG 6
3,865 SF

HOTEL 1

HOTEL 2

BLDG 25
10,000 SF

BLDG 15
8,913 SF

CANOLA AVENUE



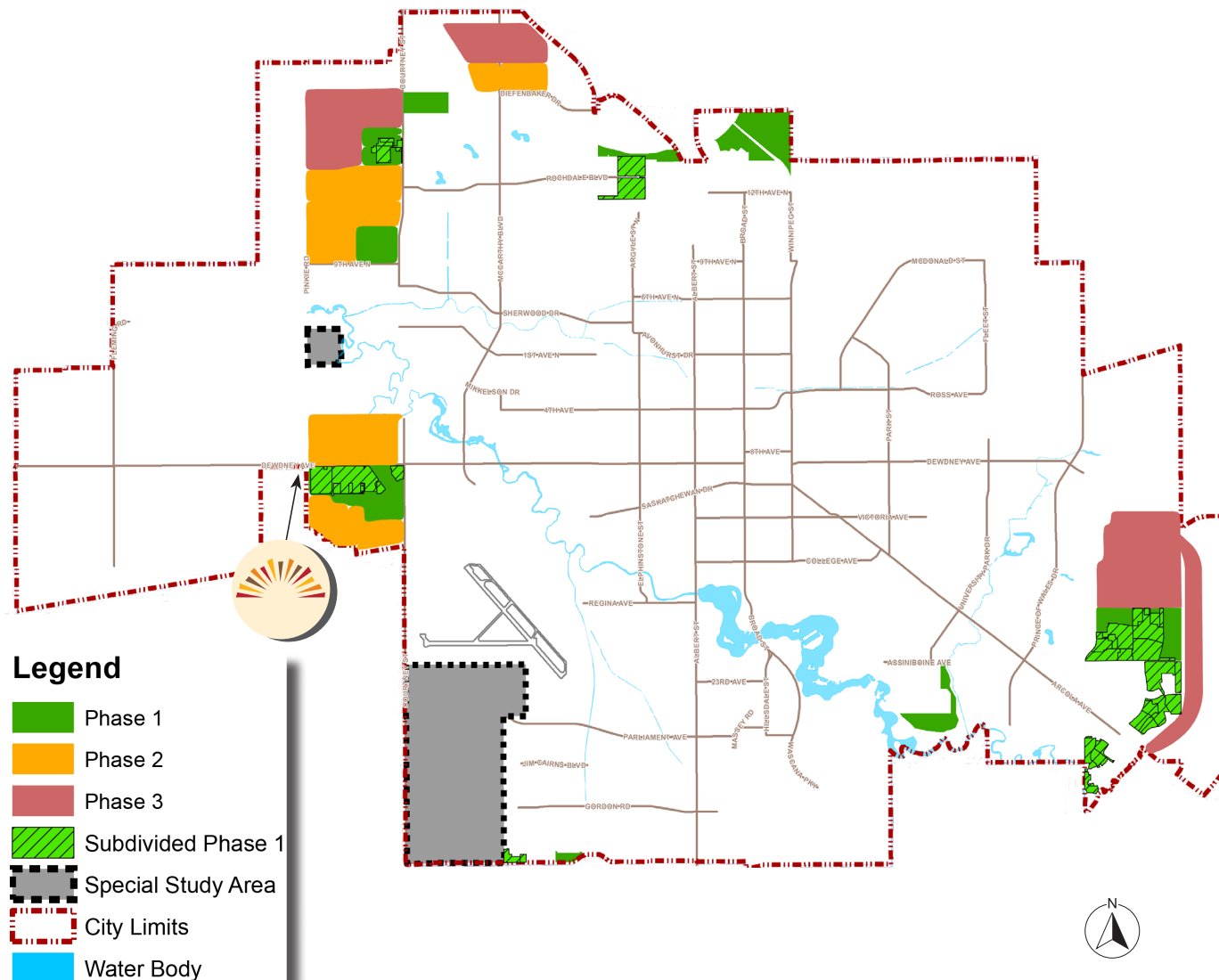
Anchor Retail Restaurant Hotel

All plans and renderings displayed are for illustrative purposes only and are subject to change.

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Residential Phasing Map



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