



Subdivision and Development Appeal Board

Exhibit D.2

Area Land Owner Submissions

From: [REDACTED]
To: [Appeals](#)
Subject: [External] SDAB Appeal Hearing 0262 006 2025
Date: February 03, 2026 2:47:29 PM

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Dear Members of the SDAB,

I reside at [REDACTED], Red Deer, AB [REDACTED], and wish to make known my concerns with regards to the proposed development at 4240 59 Street (Red Deer).

I agree with the MPC's resolution to deny the application and urge the SDAB to uphold this decision, as this development does not meet the bylaw for the following reasons:

1. The application does not conform to the Waskasoo Area Redevelopment Plan, and its environmental character area and character statements. The development should harmonize with the ARP to provide obvious, real-life integration and architecture rather than standard, base grade buildings able to be parked onto any site.
2. It is my understanding that during establishment of the ARP, other uses such as apartments were considered for this lot, but that the final decision was to leave it as PS as the uses within PS were the only appropriate starting points for development (otherwise, why would there have not been an update to include this use at that time).

The addition of this apartment use to the PS zoning (which was labelled as replacing the Assisted Living use with what is now the Supportive Living Accommodation, which are not the same), without public consultation and exploring how this use relates to the established Bylaw/ARP, means that it is vital to rigorously use command and discretion in guiding developments on this lot that were previously considered not suitable to this lot. City Council even agreed with this noticeable change and proposed an amendment to this lot to maintain the old definition, however ran into road blocks with the legalities.

Furthermore, this proposed development fits under an R3 zoning, and the re-zoning of this lot to R3 was denied. Had this been a suitable lot, the re-zoning would have passed to permit this use.

It is clear the responsibility to uphold the decision to deny the development is supported by a multitude of past processes. It is the duty of the developer to propose a building and use that unequivocally meets the intent of the bylaw and other legal documents, rather than the authorities to manipulate and bend the rules to appease development.

Thank you for receiving this submission,

[REDACTED]

From: [REDACTED]
To: Appeals
Cc: secretary@waskasoo.info; rdrn.nature@gmail.com
Subject: [External] #SDAB 0262 006 2025 Re: East Lincoln Waskasoo Appeal
Date: February 03, 2026 8:39:03 PM

You don't often get email from [REDACTED] [why this is important](#)

Attention: Members of the Appeal Panel
Re #SDAB 0262 006 2025

We understand that 4240 59 St is privately owned, developable, Public Service Land. However, because of its location along the Red Deer River, adjacent to the Waskasoo Park system & South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lake Sanctuary, Kerry Wood Nature Centre, and Mackenzie Trails, development here stands to impact amenities shared by the entire city.

We submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for us, as trail users.
2. The application should include 28 more trees & shrubs to meet the minimum landscaping requirements.
3. The location of the building across the south end of the lot next to the 45th Ave. lookout:
 - a. impinges on the already severely compromised wildlife corridor along the Red Deer River & Waskasoo Creek, and
 - b. will increase runoff from concrete & asphalt surfaces into the Red Deer River & Waskasoo Creek watershed.
4. The development will add traffic & congestion to 45th Avenue & the rural road access to McKenzie Lakes.
5. The development violates the spirit & intent (Environmental Character statements) of the Waskasoo Area Redevelopment Plan (ARP).

Sincerely,

[REDACTED]

From: [REDACTED]
To: Appeals
Cc: secretary@waskasoo.info
Subject: [External] Response to appeal #SDAB 0262 006 2025.
Date: February 03, 2026 8:14:11 PM

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To the Subdivision and Appeal Board:

I want to share my thoughts on appeal #SDAB 0262 006 2025. I oppose the proposed development. As a property owner in the neighbourhood, I was saddened to hear that East Lincoln Property has appealed the Municipal Planning Commission's unanimous refusal of the application for the construction of a 3-storey building. A building of this height and massing will affect me in several ways:

- Increased traffic in the neighbourhood and increased chance of children walking to and near the schools being injured in a traffic accident. Pickoff and dropoff are very busy times in the neighbourhood. Every day I see and hear people speeding and not driving cautiously in our neighbourhood. More traffic and more parked cars will only exacerbate this issue, increasing safety issues especially around the school areas. People visiting my family already feel their vehicles are unsafe when parked on the street, and move them behind my house in anticipation of school traffic because they see that people are not driving carefully and the roads are narrow. Increased traffic will exacerbate these issues.
- The development's addition of an access road would create an additional hazard to the trail system. I walk on this trail almost daily, and often people do not remember to check for pedestrians at the existing trail crossing.
- Our neighbourhood is characterised by mature trees, and all mature feature trees should be protected at all cost, not cut down years before they may die. Healthy trees may outlive their typical lifespan and should be kept until they expire of old age.
- My husband and I chose this neighbourhood because of the vistas, which the ARP emphasizes. We would expect that any development on the land would respect the ARP and the people already living in this area. I recognize that the property owner has the right to develop on this land, and I encourage a respectful development that meshes with the community and is designed to maintain vistas.

Finally, when reviewing the Appellant's Submission, I noticed that the appellant made the following statement: "the nearest building in the Environmental Character Area is the Gateway Christian School whose roofline stands at 10.25 metres above grade." The school

does not have a consistent roofline. The two gymnasiums, which are the tallest areas of the school, are not situated on the west side and do not make up the majority of the roofline. These two areas, representing around 25% of the roof, are roughly 8.25 metres tall. They are nowhere near 10.25 metres tall. The majority of the roofline (75%) is roughly 4-5 metres tall, a height which varies in different locations. This discrepancy must be kept in mind when considering the massing of the proposed building. The proposed building's massing is nowhere near similar to Gateway Christian School's massing. The attached photo shows, outlined in red, the two tallest areas of the school.

I want to emphasize that Gateway is not as East Lincoln describes it, and that the proposed building would be an entire storey taller than the highest parts of the school.

Thank you for taking the time to listen to residents from the Waskasoo community.



Red Deer

From: [REDACTED]
To: Appeals
Subject: [External] Letter regarding #SDAB 0262 006 2025
Date: February 03, 2026 7:55:13 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

To the Subdivision and Appeal Board,

My name is [REDACTED] and I live at [REDACTED], only a block away from the proposed development on 59th Street. I have lived in the area for over three years, and I am especially attached to Red Deer's parks and trail system.

I am someone who will be directly affected by the proposed development. It would be a new entry on the skyline looking out from my home. My yard would be in sight from its balconies. I would be dealing with the traffic it generates constantly. I would be walking past its entry every day, as it infringes on the natural spaces I value.

I am against the proposed development in question, and I believe that the developer's appeal has no merit. The City and the Waskasoo community have worked hard to develop the ARP and Character Statement, where the expectations for development have been laid out. And the proposed development quite obviously does not align with the expectations for the community. The proposed building would be substantially taller than any nearby buildings. It would be substantially denser. It would be situated unreasonably close to the property line and the street. It would require the removal of several trees. It deprives the schoolchildren of a valued play area. These are not in any way neighbourly attributes of a development, and the proposed development would detract from the character of the area, not enhance it.

This is in addition to the clear traffic issues related to densification in Waskasoo East. 59th Street is already substantially over capacity, and the extremely busy exits on 45th and 42nd Avenues should not be further overloaded.

Further, it is hard to escape the impression that the developer has misrepresented their intentions. They have misrepresented the height and extent of the surrounding buildings. They have broken up their previous proposal in such a way as to make it possible to further densify in the future. Based on the comments in the letters supporting the appeal, they have represented their proposed development as "assisted" living, which is untrue. They have waved away the community's consistent and reasonable objections as mere obstructionism. Again, none of this is in any way neighbourly.

The impact on wildlife, natural spaces, and our river pathway should not be ignored either. The river and Waskasoo Creek are vital passages for animals and for the people of Red Deer. The network is one of Red Deer's most valuable and iconic sights, and it is a key reason that our city is so rich with wildlife. We've been seeing moose recently around the schools. And the stretch between Waskasoo Creek and Gateway Christian School is already one of the narrowest and most at-risk parts of the creek-river wildlife corridor. Further narrowing it, damaging the existing watershed, and increasing the light and noise pollution will irreparably harm this diminishing resource.

The natural spaces and public walkways of Red Deer are such a beautiful part of our city. They set us apart, and provide every resident access to the river, to healthy activities, and to

exposure to a variety of wildlife. I implore the city to continue to protect these spaces.

Thank you for your consideration, and for listening to the community.

[REDACTED]

From: [REDACTED]
To: Appeals
Cc: secretary@waskasso.info
Subject: [External] SDAB 0262 006 2025 -- 4240 - 59 Street
Date: February 03, 2026 10:18:50 PM

SDAB
c/o Lisa Nord, Board Clerk

Hon. Board Members:

I write in opposition to the cited appeal.

I am a Waskasoo resident, having lived here since 2008. I chose my home for its character and community.

Many of my neighbors will have written to the board urging denial of the appeal. I will not reiterate the many reasons they have offered in support of their opposition.

I will, however, mention that the proposed development would unquestionably further exacerbate traffic and parking which are longstanding problems in the community. Additionally, the proposed development would be inconsistent with Waskasoo's nearly unique community character.

I understand that proponents of the development have referred to the need for more assisted living options in Red Deer as a reason to grant this particular application. There clearly is a need for more such options but there are two major flaws with that argument. First, the proposed development does NOT offer *any* services or facilities that can accurately be described as assisted living; assertions that it does are not supported by the facts.

Secondly, the location of the proposed development is not well suited to the needs of seniors. There is no nearby public transit available nor are grocery markets or other retail stores close. While the need for assisted living is real, there are far more suitable locations in Red Deer than here in crowded Waskasoo. As you know, Waskasoo is essentially in the nature of a cul de sac, accessible only from 55th Street through older routes built long ago that are narrow and inadequate to the already heavy traffic related to the three schools crowded into the neighborhood. As with the nearby Kerry Wood Nature Centre and Preserve, the schools draw people and traffic from all parts of Red Deer.

Living as I do mere minutes from the site of the proposed development, the area is ill suited to accommodate increased need for parking.

I am aware that the Board has received correspondence supporting granting the subject appeal. Not only have many of those messages grossly mischaracterized the proposed development as offering assisted living, not one of the messages in support appear to have been from a Waskasoo resident. Indeed, some of those writers have inaccurately and unfairly criticised Waskasoo residents for defending our neighbourhood character and amenities. It is both curious and telling that so many people who have no declared ties to Waskasoo are so supportive of degrading the character of other people's neighbourhood.

For all the above reasons, and others stated by my many concerned neighbours, I urge the Board to reject the appeal of the Municipal Planning Commission's ***unanimous*** decision.

Respectfully,

[REDACTED]