Hearing Materials

In-person Hearing
February 4, 2026, commencing at 5:00 p.m.

Appeal Number SDAB 006 2025: This appeal was filed in regard to the development permit application, November 26, 2025 of the City Authority, Municipal Planning Commission's development refusal of a 48 Unit Supportive Living Accomodation by the Appellant, East Lincoln Properties Corporation. The lands are zoned Public Service District (PS), located at 4240 59 Street.

On December 17, 2025, a Notice of Hearing was issued to the Appellant, City Authority and the owners of 87 property addresses within 200 metres of the subject property. 84 mailing addresses are within the Province of Alberta, 1 mailing address is within the Province of British Columbia, 1 mailing address is within the Province of Manitoba and 1 mailing address is in Tokyo, Japan.

Appeal Filed.....page 3

Notice of Hearing to Parties.....page 5

Notice of Hearing to Area Landowners.....page 7

Proximity Address Report as of December 10, 2025.....page 9

Proximity Address Map as of December 10, 2025 (200 metre radius).....page 11

Hearing Materials

Exhibit Listing

	Appeal Number SDAB 006 2025 Hearing Date: February 4 & 5, 2026		
Exhibit No.	**Description**	**Filed Date**	**No. of pages**
A.1 – page 1	Hearing Materials	Provided by the Clerk	11
B.1 – page 12	Appellant Submission	January 26, 2026	16
B.2 – page 28	Appellant Submission – APP Alberta Historical Resources Act Approval	January 26, 2026	1
B.3 – page 29	Appellant Submission – APP Appellants Legal Brief	January 26, 2026	11
B.4 – page 40	Appellant Submission – APP Delanie Player Resume	January 26, 2026	7
B.5 – page 47	Appellant Submission - APP Montrose Environmental Vegetation, Wildlife and Hydrology Assessment	January 26, 2026	6
B.6 – page 53	Appellant Submission – APP Shilo Brauer Resume	January 26, 2026	5
B.7 – page 58	Appellant Submission – APP Stantec Traffic Report	January 26, 2026	2
B.8	Appellant Submission – Video Recording	January 22, 2026	N/A
C.1 – page 60	City Authority Submission	January 26, 2026	15
C.2 – page 75	City Authority Submission – Exhibit A	January 26, 2026	349
C.3 – page 424	City Authority Submission – Exhibit B	January 26, 2026	6
C.4 – page 430	City Authority Submission – Exhibit C	January 26, 2026	27
C.5 – page 457	City Authority Submission – Exhibit D	January 26, 2026	2
C.6 – page 459	City Authority Submission – Exhibit E	January 26, 2026	2
	Area Land Owner Submissions (separate document)	December 17, 2025 – February 4, 2026	

Red Deer Tribunals

NOTICE TO APPEAL

Red Deer Subdivision & Development Appeal Board

Section 1: Appellant Information - this will be provided to the opposing parties to facilitate the exchange of information.			
Name of Appellant East Lincoln Properties Corporation		Agent Name (if applicable) James Murphy, K.C., Ogilvie LLP	
Mailing Address 4-7935 Edgar Industrial Drive		City/Town/Village Red Deer	Province AB	Postal Code T4P 3R2
Daytime Phone # 403 342 8768	Alternate Phone # 	Email Address t.kure@eastlincolnproperties.com	

Section 2: Site Information	
Municipal Address of Site (Street Address, City, Province, Postal Code) 4240 59 Street, Red Deer	Legal Description of Site (must be completed) Lot 2; Block I; Plan 1522489
Development Permit Number or Subdivision Application Number (if applicable) DP088064	Date of Decision of Appropriate Authority (if applicable) November 26, 2025

Section 3: Appeal (check <u>one box only</u> and attach a copy of the Decision, Notice or Order that is the subject of the appeal)

Subdivision Application	**Development Permit**	**Stop Order**
☐ Approval	☐ Approval	☐ Stop Order
☐ Conditions of Approval	☐ Conditions of Approval	
☐ Refusal	■ Refusal	

Section 3: Reasons for Appeal

You <u>must</u> include reason(s) you are appealing the decision of the Subdivision/Development Authority or a Stop Order.

1. The MPC erred in its interpretation and application of the Zoning Bylaw.
2. The proposed development is appropriate at the subject location.
3. Such further and other reasons as may be presented at the hearing of this appeal.

(attach a separate page if required)

Section 4: Hearings (Hearings are scheduled within 30 days - please indicate any days that you are NOT available)

I am not available on the following dates: Dec. 11 to Jan. 5, incl.; Jan 28 to 30, incl.; Feb. 7 to 15, incl.

Personal information that is collected on this form will be used in processing your appeal and contacting you. Appeals are open to the public. This information is collected under the authority of the *Municipal Government Act* and is protected under the provisions of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection, use and protection of this information, please contact the Board Clerk, Legal & Legislative Services, The City of Red Deer, Box 5008, Red Deer, AB T4N 3T4 by email appeals@reddeer.ca or phone 403-342-8132.

Jim Murphy

Signature of Appellant/Agent

December 3, 2025

Date

– OFFICE USE ONLY –

Appeal Fee	**Appeal Information**		
☐ $75.00 (Appeal)	Appeal File #:		DATE RECEIVED STAMP
☐ $75.00 (Advertising - additional fee for subdivisions only – commercial/industrial)	Appeal Deadline:	MM | DD | YYYY	
Amount Payable:	Hearing Date:	MM | DD | YYYY	
Fee Processed: MM | DD | YYYY			

NOTICE TO APPEAL

Red Deer Subdivision & Development Appeal Board

What can I appeal?
You can appeal a decision of the Municipal Planning Commission, the Development Authority, the Subdivision Authority, or a Stop Order if:

- Your application has been denied;
- Your application was approved with conditions unacceptable to you;
- You object to a Stop Order;
- You are a neighbor affected by an application that was approved; and/or
- Other reasons as may be permitted by law.

What should the Notice to Appeal Form include?
As much information as possible so that the Subdivision and Development Appeal Board can understand what you are appealing and why you are appealing it, this includes: the date of issuance of the decision or the date of the Order; an explanation of your proposed development or the use you intend on the property; and/or a list of specific reasons why you feel your appeal should be granted. You will have opportunities to provide additional documents (e.g., site plans and elevations or a drawing of the site and buildings, including photographs) prior to the hearing.

When is the filing deadline?
The Notice of Appeal must be received by the Subdivision and Development Appeal Board within twenty-one (21) days of the decision that you are appealing, as per the Municipal Government Act. Your Notice to Appeal Form must be accompanied by a non-refundable $75.00 filing fee and may be subject to a further $75.00 advertising fee for industrial and commercial applications. There is no charge for a person who is affected by the subdivision or development but does not have a legal or equitable claim in the site.

How can I file an appeal?
You can file an appeal by submitting the completed Notice to Appeal Form and any additional information in one of the following ways:

Email: appeals@reddeer.ca

Mail: Clerk of Appeal Boards c/o Legal & Legislative Services
Box 5008, Red Deer, AB T4N 3T4

In-Person: Clerk of Appeal Boards c/o Legal & Legislative Services
City Hall, 4914 – 48 Avenue, Red Deer, AB T4N 3T3

How can I pay the filing fee?
You can pay the filing fee over the phone, by mail or in-person.

Phone: Credit card with a Customer Service Representative from Payments at City of Red Deer

Mail: Cheque or money order (payable to the City of Red Deer) to:
Clerk of Appeal Boards c/o Legal & Legislative Services
Box 5008
Red Deer, AB T4N 3T4

In-Person: At City Hall (4914 – 48 Avenue, Red Deer) by cash, cheque (payable to City of Red Deer), debit or credit card

When will my appeal be heard by the Board?
The Board Clerk will schedule a Hearing date within 30 days from the date that you file your appeal and will notify you in writing of the date, time, and place of the Appeal Board Hearing. For development appeals, the Board Clerk will notify adjacent property owners within 100 meters of the subject property. For subdivision appeals, the Board Clerk will notify owners of adjacent property owners (as specified in *Municipal Government Act*).

How do I submit hearing materials?
Both parties to the hearing will be asked to exchange their arguments (disclosure) within a reasonable timeframe. The purpose of disclosure is to assist the parties in preparing for the hearing and being aware of materials that will be presented. The timelines for disclosure will be outlined on the Notice of Hearing. You will be required to provide your pre-hearing disclosure to the opposing party and to the Subdivision and Development Appeal Board. Any additional information that is to be presented at the hearing must be provided with ten (10) copies which will be distributed to the Board Clerk, Panel members, and other parties present. All submissions at the hearing will be marked as exhibits and will become part of the public record.

For more information visit www.reddeer.ca/tribunals. If you require further information regarding filing deadlines and/or board procedures, please contact the Board Clerk at appeals@reddeer.ca or by phone at 403-342-8132.

Appeal No. 006 2025

December 16, 2025

APPELLANT
EAST LINCOLN PROPERTIES CORPORATION
4-7935 EDGAR INDUSTRIAL DRIVE
RED DEER AB T4P 3R2

Email: t.kure@eastlincolnproperties.com
(paper copy to follow)

CITY AUTHORITY
Inspections & Licensing
3rd Floor, 4914 48 Avenue
Red Deer, AB T4N 3T4

Email: development@reddeer.ca
(paper copy to follow)

To Whom it May Concern:

RE: NOTICE OF HEARING

Further to our email correspondence and confirmation of receipt of appeal, the information for the Appeal Hearing is as follows:

APPELLANT:	**EAST LINCOLN PROPERTIES CORPORATION**
SUBJECT:	**DEVELOPMENT REFUSAL OF PROPOSED 48 UNIT SUPPORTIVE LIVING ACCOMMODATION**
SITE LOCATION:	**4240 59 ST, RED DEER, AB**
DATE OF HEARING:	**FEBRUARY 4 & 5, 2026**
TIME:	**5:00 PM**
LOCATION:	**COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL, RED DEER**

The Board will hear arguments from you, and any other person who claims to be affected by the application. The general procedure for the Board is:

1. The Presiding Officer calls the hearing to order
2. The Presiding Officer asks the Clerk to introduce the appeal
3. The Presiding Officer introduces the members of the Board and ask for objections
4. The Board hears from the City Authority
5. The Board hears from the Appellant (person who filed the appeal)
6. The Board asks for comments from the public
7. The Board adjourns the hearing to deliberate and make a decision. The decision is issued in writing within 15 days of the end of the hearing.

While written submission may be made at the hearing, it is recommended that you provide your initial written arguments in advance and in sufficient detail to allow the opposing Party to respond to the argument at the hearing. Please provide your written argument to the Board (care of the undersigned) **AND** the opposing Party (identified above) no later than Tuesday, January 27, 2026**.**

If paper copies of your submission are required by the Board, you will be notified. **The Parties should decide among themselves whether paper copies are necessary and how they will be exchanged.** Please

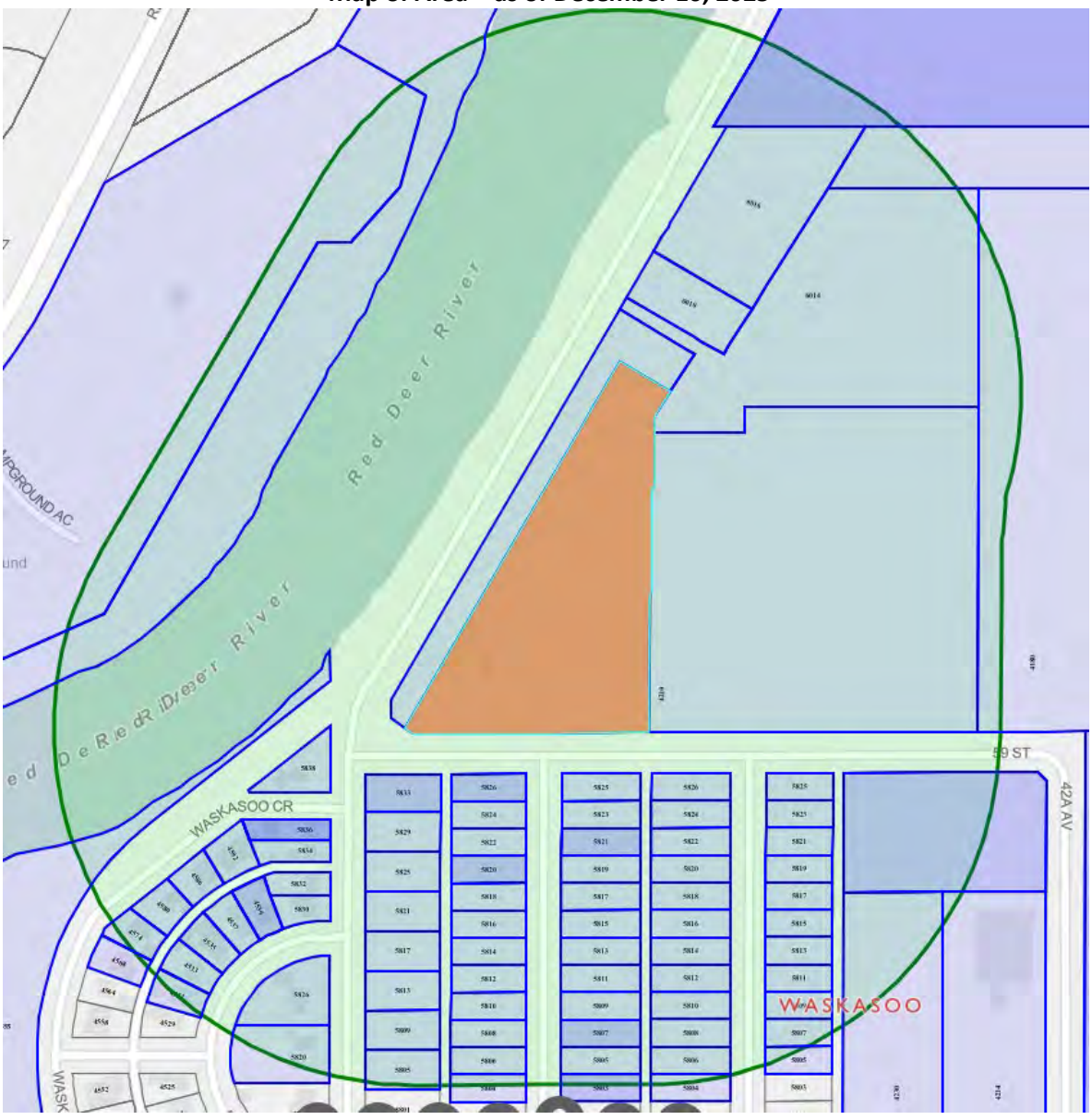
ensure all documentation whether electronic or paper, is numbered consecutively including dividers or tabs.

All verbal and written submissions made to the Board, before or during the hearing, form part of the record of hearing and are public information. If you have any questions regarding the use of this information, please contact the Board Clerk at 403.342.8132 or visit reddeer.ca/tribunals.

Cordially,

Lisa Nord, Clerk
Subdivision & Development Appeal Board

Map of Area – as of December 10, 2025



Appeal# SDAB 0262 006 2025

December 17, 2025

To Whom it May Concern,

RE: NOTICE OF HEARING OF DEVELOPMENT APPEAL

This letter is to advise you that an appeal has been filed with the Red Deer Subdivision and Development Appeal Board. You are receiving this notice because our records indicate that you own property that is close to the address under appeal, and you may be affected.

APPELLANT:	**East Lincoln Properties Corporation**
SUBJECT:	**Development Refusal of a Proposed 48 Unit Supportive Living Accommodation**
SITE LOCATION:	**4240 59 Street, Red Deer**
DATE OF HEARING:	**February 4 & 5, 2026**
TIME:	**5:00 PM**
LOCATION:	**Council Chambers, 2nd Floor of City Hall (4918 48 Avenue, Red Deer)**

If you are not able to attend and would like to give a written submission to the Board, please ensure delivery to this office prior (found below) to the hearing. Please refer to appeal number #SDAB 0262 006 2025.

The hearing is open to the public and the Board will provide an opportunity for any person who is affected by the matter under appeal to be heard.

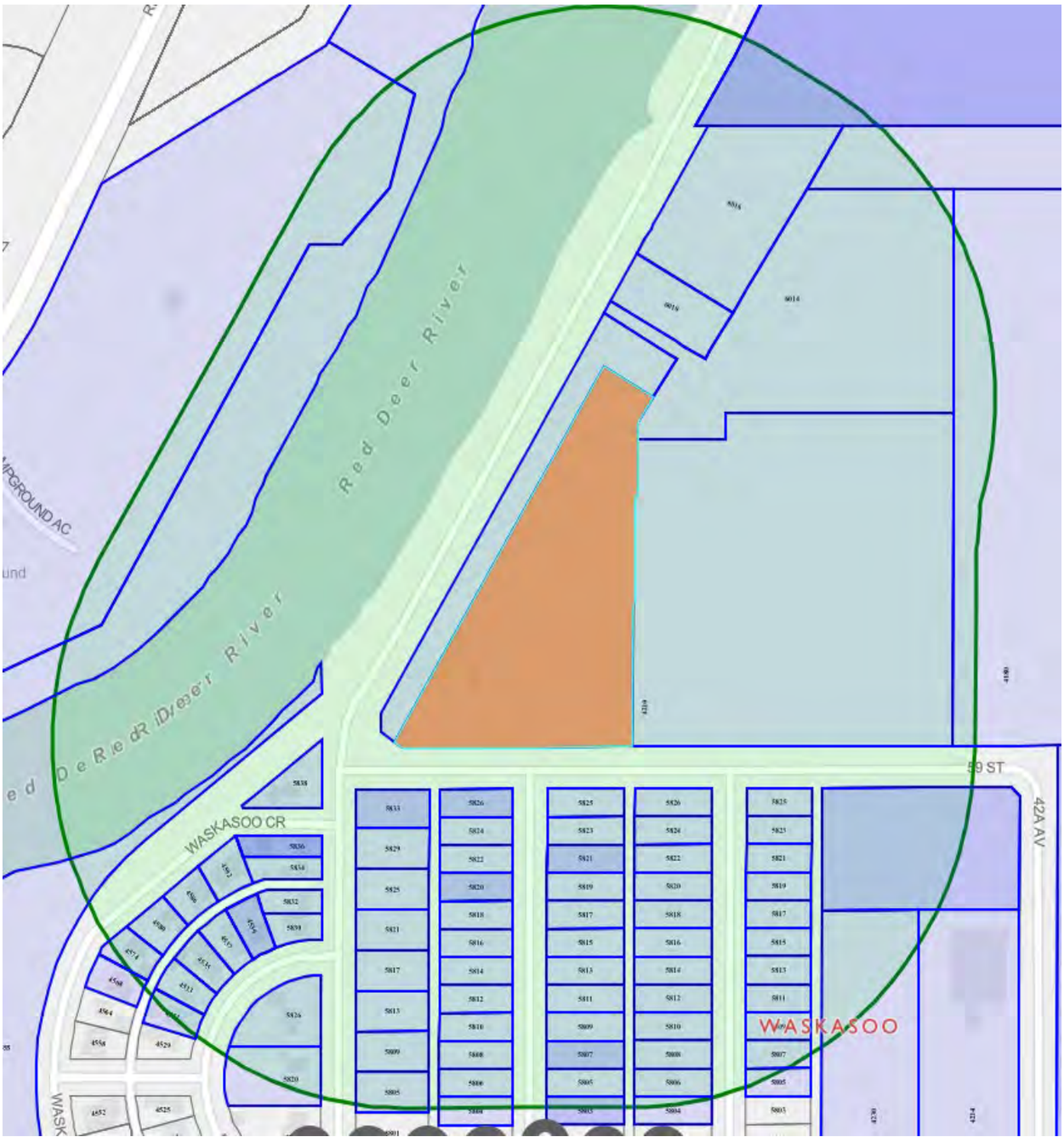
All verbal and written submissions made to the Board, before or during the hearing, form part of the record of hearing and are public information. If you have any questions regarding the use of this information, please contact the Board Clerk at 403.342.8132 or visit reddeer.ca/SDAB.

Cordially,

Lisa Nord

Lisa Nord, Board Clerk

MAP OF AREA (200 meters)



Owner Address1	Owner Address2
4-7935 EDGAR INDUSTRIAL DR	RED DEER AB T4P 3R2
5826 45 AVE	RED DEER AB T4N 3M2
4747 53 ST	RED DEER AB T4N 2E6
PUBLIC SCHOOL DISTRICT NO 104.	4747 53 ST RED DEER AB T4N 2E6
C/O RECREATION PARKS & CULTURE	PO BOX 5008 STN POSTAL BOX CTR RED DEER AB T4N 3T4
4531 MOORE CRES	RED DEER AB T4N 2M1
RR 3	RIMBEY AB T0C 2J0
4535 MOORE CRES	RED DEER AB T4N 2M1
4537 MOORE CRES	RED DEER AB T4N 2M1
4592 WASKASOO CRES	RED DEER AB T4N 2M2
C/O LAND & ECONOMIC DEV	PO BOX 5008 STN POSTAL BOX CTR RED DEER AB T4N 3T4
4568 WASKASOO CRES	RED DEER AB T4N 2M2
4574 WASKASOO CRES	RED DEER AB T4N 2M2
16 PALLO CLOSE	RED DEER AB T4P 1J3
4592 WASKASOO CRES	RED DEER AB T4N 2M2
5803 44 AVE	RED DEER AB T4N 3J4
5803 44 AVE	RED DEER AB T4N 3J4
PO BOX 2802	ROCKY MOUNTAIN HOUSE AB T4T 1L7
2649 HIGHWAY 3	KEREMEOS BC V0X 1N5
5805 43 AVE	RED DEER AB T4N 3E5
5805 44 AVE	RED DEER AB T4N 3J4
5805 45 AVE	RED DEER AB T4N 3M1
5806 43 AVE	RED DEER AB T4N 3E6
5806 44 AVE	RED DEER AB T4N 3J5
38228 RANGE ROAD 13	RED DEER COUNTY AB T4E 0J9
5807 44 AVE	RED DEER AB T4N 3J4
5807 44 AVE	RED DEER AB T4N 3J4
5808 43 AVE	RED DEER AB T4N 3E6
5808 44 AVE	RED DEER AB T4N 3J5
55 MITCHELL AVE	RED DEER AB T4N 5S3
5809 44 AVE	RED DEER AB T4N 3J4
7611 EDGAR INDUSTRIAL DR	RED DEER AB T4P 3R2
5810 43 AVE	RED DEER AB T4N 3E6
5816 44 AVE	RED DEER AB T4N 3J5
7320 130A AVE NW	EDMONTON AB T5C 1Y9
5811 44 AVE	RED DEER AB T4N 3J4
5812 43 AVE	RED DEER AB T4N 3E6
5812 44 AVE	RED DEER AB T4N 3J5
5813 43 AVE	RED DEER AB T4N 3E5
5813 44 AVE	RED DEER AB T4N 3J4
5813 45 AVE	RED DEER AB T4N 3M1
5814 43 AVE	RED DEER AB T4N 3E6
5814 44 AVE	RED DEER AB T4N 3J5

5815 43 AVE	RED DEER AB T4N 3E5
66 DICKENSON CRES	RED DEER AB T4R 1Y5
5816 43 AVE	RED DEER AB T4N 3E6
5816 44 AVE	RED DEER AB T4N 3J5
5817 43 AVE	RED DEER AB T4E 3E5
5817 44 AVE	RED DEER AB T4N 3J4
5817 45 AVE	RED DEER AB T4N 3M1
5818 43 AVE	RED DEER AB T4N 3E6
5818 44 AVE	RED DEER AB T4N 3J5
24 HEDGESTONE CRES	WINNIPEG MB R2N 3X1
5819 44 AVE	RED DEER AB T4N 3J4
5820 43 AVE	RED DEER AB T4N 3E6
64 ARCHIBALD CRES	RED DEER AB T4R 2X4
5820 45 AVE	RED DEER AB T4N 3M2
52 ANDERS ST	RED DEER AB T4R 1B9
1120 LINCOLN CRES	EDMONTON AB T6R 3B2
12030 LAKE ERIE RD SE	CALGARY AB T2J 2L8
5821 45 AVE	RED DEER AB T4N 3M1
5822 43 AVE	RED DEER AB T4N 3E6
5822 44 AVE	RED DEER AB T4N 3J5
5823 43 AVE	RED DEER AB T4N 3E5
5823-44 AVE	RED DEER AB T4N 3J4
5824 43 AVE	RED DEER AB T4N 3E6
5824 44 AVE	RED DEER AB T4N 3J5
5825 43 AVE	RED DEER AB T4N 3E5
5825 44 AVE	RED DEER AB T4N 3J4
5825 45 AVE	RED DEER AB T4N 3M1
5826 43 AVE	RED DEER AB T4N 3E6
502-4326 MICHENER DR	RED DEER AB T4N 2B1
5826 45 AVE	RED DEER AB T4N 3M2
5829 45 AVE	RED DEER AB T4N 3M1
5830 45 AVE	RED DEER AB T4N 3M3
5832 45 AVE	RED DEER AB T4N 3M3
413 BIRCHCLIFF RD	SYLVAN LAKE AB T4S 1R6
5834 45 AVE	RED DEER AB T4N 3M3
1-1-17 NAKA-MEGURO	MEGURO-KU TOKYO JAPAN 153-0061
7045 GRAY DR	RED DEER AB T4P 2B1
5836 45 AVE	RED DEER AB T4N 3M3
39 MULDREW CRES	RED DEER AB T4R 1R3
AND SUPPORTS SOCIETY	6010 45 AVE RED DEER AB T4N 3M4
PO BOX 5008 STN POSTAL BOX CTR	RED DEER AB T4N 3T4
4-7935 EDGAR INDUSTRIAL DR	RED DEER AB T4P 3R2

Address Proximity Map – 200 metre radius – as of December 10, 2025

INSPECTIONS & LICENSING DEPARTMENT

November 19, 2025

Development Permit Application for the proposed construction of a 48-unit Supportive Living Accommodation
DP088064

Subject Site: **4240 59 Street**
Applicant: **East Lincoln Properties Corporation**
Mailing Address: **4-7935 Edgar Industrial Drive, Red Deer AB, T4P 3R2**

Application Summary & Recommendation

The Applicant is seeking a development permit for a 48-unit, three story, Supportive Living Accommodation to be located at 4240 59 Street, Red Deer (Lot 2; Block 1; Plan 1522489).

The parcel is approximately 4.16 acres and zoned as Public Service (Institutional or Government) Zone: PS. Although the parcel is privately owned, it is currently being used as public space, in agreement with the landowner. The site is also subject to the Waskasoo Character Statements overlay.

The application includes onsite services to allow residents to live independently, such as a salon and homecare meeting space.

Administration supports the application.

The Commission's Decision

This report requests the Commission's decision for:

- **Discretionary Use of a Supportive Living Accommodation [9.40.3.20 of the *Zoning Bylaw* (ZB)]**

Recommended Resolution and Conditions

Administration supports this Development and recommends the following resolution:

RESOLVED that the Development Officer approves the application for a Development Permit for the Discretionary Use of a 48 Unit Supportive Living Accommodation, as shown on the plans dated November 20, 2025, and stamped as "Approved", copies of which form part of this approval (collectively referred to as the "Approved Plans"), on the lands zoned PS, located at 4240 59 Street, legally described as Lot 2; Block 1; Plan 1522489, (the "Site"), subject to the conditions listed below:

THE CITY OF Red Deer
INSPECTIONS & LICENSING DEPARTMENT

1. A Development Permit shall not be deemed completed based on this approval until all conditions except those of a continuing nature have been fulfilled to the satisfaction of the Development Officer.

2. All Development must conform to the conditions of this Development Permit and the Approved Plans, and any revisions thereto, as required pursuant to this Approval. Any revisions to the Approved Plans must be approved by the Development Authority.

3. The Applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by The City which is damaged, destroyed or otherwise harmed by development or construction on the site. Repairs shall be done to the satisfaction of The City of Red Deer. In the event that The City undertakes the repairs the Applicant shall pay the costs incurred by The City within 30 days of being invoiced for such costs.

4. Prior to the commencement of any construction, demolition or other work associated with this approval, the Applicant must provide the following documents, plans or drawings (the "Additional Documents") to the Development Officer, which must be consistent with the Approved Plans. The Additional Documents are:
    a. Revised drawings conforming to the requirements specified in Section 17 of The City of Red Deer Design Guidelines to the satisfaction of the Development Officer, including fire flow and pressure requirements for the building.
    b. Revised landscape plan to show tree protection fencing detail for the public trees around the property line, as per The City of Red Deer's Contract Specifications (Tree and Shrub Preservation Section 32 93 50 and Drawing 50 08 05). No City trees may be removed.

5. The Applicant must enter into and comply with an access agreement with The City of Red Deer as the driveway passes through a Municipal Reserve parcel prior to connecting to the development. The applicant can contact Carly Cowles, Development Coordinator at carly.cowles@reddeer.ca to initiate the agreement.

6. The Applicant must construct the site access in accordance with the Approved Plans and in compliance with City of Red Deer specifications and standards. Upon completion of the access, the Applicant must arrange an inspection with Engineering Services to confirm compliance. Any deficiencies identified during the inspection must be promptly addressed to the satisfaction of the Development Officer.

    To schedule the inspection, the Applicant may contact Carly Cowles at carly.cowles@reddeer.ca. Final approval of the access by Engineering Services is required prior to the issuance of the Completion Report.

THE CITY OF Red Deer
INSPECTIONS & LICENSING DEPARTMENT

7. The Applicant shall, prior to the commencement of any construction, demolition or other work associated with this approval, make application to Engineering Services for water, sanitary and storm service connections for any new service stubs. Costs of services shall be at the expense of the Applicant. Please contact Carly Cowles, Development Coordinator at carly.cowles@reddeer.ca to initiate the agreement.

8. Tree protection must be provided for all trees on the site not removed for construction.

9. All proposed fencing must be designed and constructed to ensure wildlife safety. Fencing shall be a maximum height of 5 feet, constructed of durable materials such as aluminum, metal, or chain link, and must not include any elements that create sharp edges or hazardous projections. Final fence details must demonstrate that wildlife can safely scale the fence into the river valley, to the satisfaction of the Development Officer.

NOTE: Additional approvals further to this Development Permit, including, but not limited to, Safety Codes Permits and Business Licensing, may be required.

Rationale for Recommendation

1. Statutory Compliance with Zoning Regulations
The proposal for a 48-unit Supportive Living Accommodation is a Discretionary Use within the Public Service (PS) Zone, aligning with the zone's intended function for institutional and community-serving uses. The development adheres to the *Zoning Bylaw*, often exceeding the required standards.

2. Alignment with Waskasoo Environmental Character
The design demonstrates a clear commitment to the intent of the Waskasoo Environmental Character Area. It limits the building coverage to just 26% of the parcel. This preservation of open space contributes positively to the area's existing park-oriented nature. The landscaping plan further supports this alignment by using xeriscaping principles and incorporating native, low-maintenance plant material. Environmental commitments, such as the inclusion of roof-mounted solar panels, rainwater harvesting, and the dedication to DarkSky compliant exterior lighting enhance the project's sustainability profile. The addition of 52 trees and 104 shrubs add to the area's park aesthetic.

3. Technical Feasibility and Mitigation of Impacts
The site is confirmed as technically suitable for the proposed facility through supporting studies, submitted plans and analysis by the relevant staff within The City of Red Deer.

4. Neighbourhood Compatibility and Land Use Context
The Supportive Living Accommodation is considered a compatible and appropriate use within its specific neighbourhood context. The site is surrounded by institutional sites (schools) and open spaces, and the provision of seniors housing and care services is considered a community benefit that compliments this context. While the site has historically been used informally as open space, the current PS zoning anticipates institutional development on this privately

INSPECTIONS & LICENSING DEPARTMENT

owned land. The structure's massing and siting, combined with the retained open area, are designed to fit the existing streetscape and prevent undue negative impacts on privacy or views for nearby residential properties.

Subject Site and Surrounding Context

The site is located in the neighbourhood of Waskasoo, one of Red Deer's oldest and most established residential areas. Waskasoo is characterized by its mature tree canopy, large residential lots, and proximity to the Red Deer River valley and Waskasoo Park system. The neighbourhood developed in the early 20th century and retains much of its historic character, with a mix of older single-detached dwellings, infill redevelopment, and apartment buildings (limited to 55 St and 44 Ave).

Surrounding land uses are predominantly residential, with some institutional and open space uses, including:

- extensive parkland and trail systems,
- schools,
- a performing arts theatre,
- an RCMP detachment,
- a Canadian Military Detachment - 41st Signal Regiment

The area has a strong community identity and active resident involvement, particularly regarding redevelopment proposals. Waskasoo's location close to downtown provides excellent access to services and amenities while maintaining a distinct, park-oriented setting.

The site abuts the Gateway Christian School. The land was originally part of the school's parcel and was subsequently subdivided and sold by the school privately for development. Nevertheless, with the landowner's consent, the school has continued to use the land.

Proposal Details

The Applicant is seeking a Development Permit for Lot 2; Block 1; Plan 1522489, for the construction of a Supportive Living Accommodation, intended to house seniors. The proposed development includes:

- a building which is 21.9m wide, 81.5m long (oriented from east to west) and three stories high – for a total height from grade of 11.7m;
- 48 self-contained dwelling units, communal indoor and outdoor spaces, a home-care exam room, and a hair salon;
- balconies for each unit, on the south, north, east and west elevations;
- parking, in the form of 59 above-ground stalls situated to the north of the building;
- a new site access road off of 45 Ave; and
- indoor amenity space on each floor, both in the form of Common Amenity Space available to all residents, and private amenity space by way of the balconies.

THE CITY OF Red Deer
INSPECTIONS & LICENSING DEPARTMENT

The developer is proposing additional Common Amenity Space outside including:

- a 14x24 ft gazebo with seating areas,
- raised planters,
- an edible garden containing raspberry & gooseberry bushes, and
- a patio on the north side of the building, complete with picnic tables.

The total amount of proposed Common Amenity Space is 799.82 m^2, comprised of:

- 148.76 m^2 of indoor amenity space, and
- 651.06 m^2 of outdoor amenity space.

The development commits a total of 3,142.56 m^2 of the parcel as Landscaped Area, not including hard surfacing. The development will provide 52 new trees, 104 new shrubs, and 50 new ornamental prairie grasses. In addition to these plantings, the application proposes adding a total of 30 landscaping boulders.

As part of the construction, 4 existing trees will be removed. The Applicant hired an arborist who confirmed all impacted trees were poplars:

- one required immediate removal in any event because it has cracking,
- one is considered to be in fair health, and
- the other two considered to be in reasonable health with an anticipated life of 5 years if not removed.

Zoning Bylaw Review

The property is zoned as "Public Service (Institutional or Government) Zone: PS". Section 9.40.1 indicates the purpose of this zone is to provide land for uses that are public and quasi-public in nature. Supportive Living Accommodation is considered a Discretionary Use in this zone (s.9.40.3.20), meaning it is a "…use of land or Building in a Zone for which a Development Permit may be issued, with or without conditions, by the Development Authority" (s.1.50.2). A Development Authority must exercise discretion to determine whether a discretionary development is appropriate in the circumstances.

The application is for a Supportive Living Accommodation Development Permit, defined in the *Zoning Bylaw* as:

> *A use that is intended for the permanent Residential living where an operator also provides or arranges for on the Site services to assist residents to live independently or to assist residents requiring full-time care.*

Pursuant to s.2.100.1.10, the Development Officer "…may refer to the Municipal Planning Commission any application the Development Officer determines is advisable." The Development Officer also has discretion pursuant to s.2.100.1.3, in respect of Discretionary Use applications and Permitted Use applications where a variance is required, to notify landowners within 100m of the Boundary of the Site that an application was received and request their comments.

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PS Zone Specific Criteria

The regulations in the PS zone impose requirements the proposed development must satisfy. The only specific requirement is pursuant to s.9.40.4, which requires the minimum floor area for each unit to be at least 23.0 m^2. The smallest unit size for this development, as per the building floor plan, are the one-bedroom studio apartments that are 59.89 m^2, which exceeds the requirement.

All other regulations noted in the PS zone are subject to Development Authority approval, this means that the Development Authority must consider them in context to the surrounding area. This might include looking at adjacent parcels to determine setbacks, overall site coverage, and the suitability of the site for the proposed development. These regulations include:

- setbacks,
- site plan,
- relationship between Buildings, structures and Open Space,
- architectural treatment of Buildings,
- provision and architecture of landscaped Open Space, and
- Parking layout.

Amenity Space Regulations

Section 3.160.1.2 specifies that Supportive Living Accommodations require a minimum of 15.0m^2 of Common Amenity Space per unit, defined as "an Amenity Space provided for communal use which must be accessible by all occupants of a Development" (s.1.50.2). A 48-unit development therefore requires at least 720 m^2. The proposed development provides for 799.82 m^2 of amenity space, exceeding the minimum requirement, as follows:

- 148.76 m^2 of indoor Amenity Space, including:
  - lounge areas on the 2nd and 3rd floor,
  - a common room on the main floor,
  - a salon, and
  - a homecare room.
- 651.06 m^2 of outdoor Amenity Space, including:
  - two patios on the north and south of building, and
  - a communal outdoor space which includes benches, raised planters, a metal gazebo, and two lawn bowling courts.

Landscaping Regulations

Landscaped Area is also subject to Development Authority approval rather than any specific percentage or quantity. Landscaped area is "the parts of a Site planted with trees, shrubs or other vegetation including soil, landscape rocks, or bedding material areas associated with plantings" (s.1.50.2).

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Based on the amount of Landscaped Area, the "General Landscaping Regulations", specifically s.3.130.1.7, requires the following minimums:

- 1 tree for every 60.0m² of Landscaped Area,
- 1 shrub for every 30.0m² of Landscaped Area, and
- the ratio of deciduous trees to coniferous trees or shrubs must be approximately 2:1.

While the landscaping plan included in the initial application did not meet these minimums, following public referral and the receipt of comments pertaining to the environmental impact of the project, the Applicant provided an updated landscaping plan (which is included in the MPC package) that includes:

- 52 new trees,
- 104 new shrubs,
- 50 new ornamental prairie grasses, and
- 30 landscaping boulders.

The updated landscaping plan identifies a total of 3,142.56 m^2 of Landscaped Area which meets the requirements of the *Zoning Bylaw*.

The updated plans were reviewed and satisfy Administrations requirements.

Parking Regulations

Section 3.240, Required Parking Spaces Table, defines the numbers of parking stalls required based on the proposed development and calls for 0.4 stalls per unit for a Supportive Living Accommodation, meaning a minimum of 19 stalls would be required for the 48 units. The proposed development includes 59 stalls.

The proposed development also complies with the requirement in s.3.130.3.1 where Parking of 25 or more motor vehicles on a Site is required at ground level, landscaped islands must be provided in the interior of the Parking area to provide visual relief and break up large areas into smaller cells.

The amount and type of Parking provided in the proposed development therefore appears to satisfy the requirement – subject to the Development Authority's approval of the Parking layout.

Developed Areas Regulations

Section 3.190.1 in the *Zoning* Bylaw explains the Developed Areas Regulations apply to Developments construction of new Dwelling Units and s.3.190.2 and 3.190.3 establish a hierarchy in the event of a conflict: Character Statements prevail over the Developed Areas Regulations and the Developed Areas Regulation prevail over the Zone regulations. A genuine "conflict" occurs only where the regulations cannot be read harmoniously or would lead to an absurd result.

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The Developed Areas Regulations appear largely compatible with the proposed development. One possible issue is the maximum Building Heigh prescribed in s.3.190.6.2:

> *The maximum Building Height must be within 1 storey of the existing Principal Building with the least number of storeys on an Abutting Residential Zone Site, except if the Abutting Site with the least number of storeys is within the R-H Zone, then the Zone regulations for maximum Building Height applies.*

Section 1.50.2 explains: "Abut or Abutting means physically touching or sharing a common border such as a Boundary". In that context, the Building Height limitation does not apply as there are no residential-zoned sites physically touching or sharing a border as the bylaw contemplates.

In addition, the abutting land to the east contains a School with a roofline that sits at 10.25 m above grade. While the proposed development is proposed to be 11.665 m from grade.

Waskasoo Character Statement Considerations

The proposed development is within the Waskasoo Environmental Character Area, which contains 17 recommended design elements. Character Statements are intended to set out design parameters for redevelopment within a defined area.

Character Statements include both requirements and recommendations. The former are usually denoted by "shall", the latter by "should". When a design parameter is recommended by not mandatory, the Development Authority has discretion based on the circumstances but ought to consider whether the requirement is appropriate.

Sometimes design elements are intended to be entirely at the Development Authority's discretion; statements beginning with "may", for example indicate the level of compliance is subject to such discretion.

Terms identified by capitalized first letter are found in the Definitions section of this document.

The applicable Character Statements for this development, including comments specific to this development are provided below:

1. **A conservation development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife. For Public Service uses with a residential component like Assisted Living, concepts such as Pocket Neighbourhoods may be considered.**

   The total built area is proposed to be 26% of the total parcel. The remaining open space will continue to contribute to the existing adjacent open space and will continue to act as an amenity to wildlife.

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The applicant has committed to allowing the school to continue to use the remainder of the property for recreation. The applicant has also contacted the school to possibly provide a snow hill for children in the NE of the property.

2. **Mature street character, scenic Vistas viewable from the road, and existing natural features of the area shall be maintained.**

   Natural features remain intact; all onsite trees removed for construction will be replaced.

   The development proposes adding additional trees and shrubs with the landscaping plan having been assessed and supported by The City of Red Deer.

3. **Buildings should be designed to include environmentally sustainable design features by incorporating the use of green technologies, Ecological Design, water conservation measures.**

   The project includes roof mounted solar panels as an alternative power supply.

   There will be rain barrels, for water harvesting, for use in the community garden.

   The applicant will include LED lighting, low flow water fixtures, high efficiency boilers, heat recovery ventilators, etc.

4. **Low maintenance Landscaping with native non-invasive plant material shall be required and the incorporation of both Xeriscaping and Naturescaping is encouraged. The use of herbicides and pesticides is strongly discouraged.**

   The landscape plan utilizes the concept of Xeriscaping and the applicant has committed to not irrigating any portion of the property.

   The landscaping plan has been assessed and supported by The City of Red Deer and must comply with all relevant City of Red Deer specifications.

5. **Landscaped areas and islands throughout parking and storage areas shall be provided to intercept precipitation, reduce surface heating, provide canopy shading, and enhance the appearance.**

   The applicant has provided two landscaping islands in the parking area to the satisfaction of The City of Red Deer.

6. **Permeable and semi-permeable paving surfaces should be provided to improve ground water recharge and reduce storm water runoff.**

   The developer has provided roof drainage that is either contained in rain barrels or is absorbed on the landscaped portion of the site. The developer has also provided on-site

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storm water management in the parking area that eliminates runoff from the site. Storm water is collected in an oil/grit separate which removes materials from the stormwater before ultimately discharging stormwater into the City's stormwater system. The site drainage has been designed to the satisfaction of The City of Red Deer and meets the intent of the character statement.

7. **A system to capture and recycle roof runoff and rainwater should be provided for landscape watering. If this system is proposed, the use of roofing materials that do not yield contaminants is recommended.**

   There will be rain barrels, for water harvesting, to be used in the garden.

   The applicant was made aware of the recommendation to use roofing materials that do not yield contaminants.

8. **Adaptive reuse of existing Buildings and structures is encouraged.**

   Not applicable, no existing structures.

9. **All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River.**

   The development does not require the changing of roadways.

10. **Shared driveways are encouraged. Other reductions in impervious surfaces may be achieved through the elimination of curbing and the use of decorative pervious surfaces for sidewalks, driveways, and trails.**

    The location of the proposed driveway has been approved by The City of Red Deer and will need to comply with The City of Red Deer Contract Specifications.

11. **Disruption of any open space proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on development plans and shall be restored with vegetation that is compatible with the natural characteristics of the site.**

    The landscaping plan has been designed to the satisfaction of The City of Red Deer.

12. **Excavated material may be used for the creation of berms or to provide a low fertility soil for the creation of wild flower meadows or similar semi-natural habitats to blend with the more naturalized character of the area.**

    The applicant has contacted the school to use fill material to provide a snow hill for children in the NE of the property.

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13. **Existing specimen conifer and deciduous trees shall be identified on a site plan and protected during site construction activities and after by ensuring Buildings, services or Hard Surface areas are not sited too close.**

    This will be a condition of approval if the application is approved:

    - Tree protection must be provided for all trees on the site not removed for construction.

14. **New trees planted should be of a similar species than what is currently found in the Waskasoo Environmental Character Area. Edible vegetation such as fruit trees and berry bushes should be included in Landscaping.**

    This has been provided on the landscape plan, with the following species being provided:
    - Mountain Ash.
    - Kerr Crab-Apple.
    - Courageous Crab-Apple.
    - Swedish Columnar Aspen.
    - Paper Birch.
    - White Spruce.
    - Boyne Raspberry.
    - Pixwell Gooseberry.
    - Red Osier Dogwood.

    The landscaping plan and the selected species have been designed to the satisfaction of The City of Red Deer.

15. **New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.**

    The building will not cast shadows on adjacent buildings as the building is located to the north of 59 St with no development to the north of the proposed development.

    The developed areas to the east of the proposed site contain multiple institutional buildings that all contribute to the developed feel of the area. The height of these buildings varies, and the neighbouring school is 10.25m in height.

16. **Location, style, and amount of fencing proposed around and/or adjacent to open space areas shall have consideration for the movement of wildlife and the prevention of opportunities for wildlife entrapment.**

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City of Red Deer fencing surrounding the existing Municipal Reserve to the west of the proposed development will be removed by The City of Red Deer.

Existing fence surrounds the property, all new fencing must be designed to comply with the requirements of The City of Red Deer *Zoning Bylaw*.

In addition, to ensure new fencing considers the movement of wildlife a condition of approval if the application is approved has been added.

- All proposed fencing must be designed and constructed to ensure wildlife safety. Fencing shall be a maximum height of 5 feet, constructed of durable materials such as aluminum, metal, or chain link, and must not include any elements that create sharp edges or hazardous projections. Final fence details must demonstrate that wildlife can safely scale the fence into the river valley, to the satisfaction of the Development Officer.

17. **In order to reduce ambient light levels which will reduce the impact of light on nocturnal environments, exterior lighting on Buildings or within yards should be pointed down particularly near the Sanctuary.**

External lighting will be specified to meet DarkSky approved lighting requirements.

Supporting Reports and Approvals

All reports and approvals have been included in Appendix C. Below is a summary of each:

Historical Resources Approval
Historical Resources Act approval is granted.

Montrose Environmental – Vegetation, Wildlife, and Hydrology Assessment in Support of the Development Permit Application for the Property 4240 59 Street

- **Vegetation** in the proposed development area consists of non-native grasses, has low species diversity, and development will not have a negative impact on native vegetation diversity in the area. The proposed development will not directly impact the riparian zone.
- **Wildlife** could experience indirect impacts such as sensory disturbance, but because the habitat on site is low quality (except for the riparian zone - which the development is not anticipated to affect), the proposed development is not anticipated to disrupt movement corridors or direct impact wildlife.
- **Hydrology** should be unaffected because the proposed development is located outside the floodway and flood fringe area of the Red Deer River. In that context, there are no direct hydrologic and hydraulic impacts associated with the proposal.

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Stantec - Riverglen Village Traffic Memo
Traffic generated by a Seniors Supportive Living facility is not expected to have a significant impact on the adjacent and surrounding road network.

Consultation

As part of the procedural review process, the development application DP088064 was circulated to the following internal departments:

- Engineering
- Planning
- Electric, Light & Power
- Emergency Services
- Parks & Public Works

All comments received from internal departments were incorporated into the conditions Administration is proposing MPC adopt if the application is approved.

In addition to the internal review, and in alignment with The City of Red Deer *Zoning Bylaw*, details of the application were circulated to any property within 100m of the proposed development Site. Any comments received and a summary is found in Appendix D.

Analysis

Zoning, Regulations, and Site Design
The proposal conforms to the intent of the PS Zone, which is to provide land for public and quasi-public uses. A seniors Supportive Living Accommodation is consistent with this purpose, as it provides a community-serving facility that addresses housing and care needs within the city.
From a regulatory standpoint:

- **Use and density**: The number of units and overall site coverage fall within what can reasonably be contemplated for a PS-zoned supportive living facility on a parcel of this size.

- **Building height and form**: The building height complies with the zone regulations. The nearest residential dwellings are located across 59 Street to the south and do not abut the site. Abutting lands to the north, east, and west are institutional or open space in nature. As a result, the proposed height and massing are not expected to create undue shadowing, privacy, or overlook impacts on neighbouring residential properties.

- **Amenity space**: The *Zoning Bylaw* requires a minimum of 15.0 m² of Common Amenity Space per unit for a Supportive Living Accommodation. For 48 units, at least 720 m² is required. The development provides a total of approximately 799.82 m² of Amenity Space (148.76 m² indoor and 651.06 m² outdoor), exceeding the minimum requirement. Indoor common spaces on each floor, together with outdoor amenities such as the gazebo, garden, and patio, provide a range of functional and attractive spaces for residents.

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- **Landscaping**: Landscaped Area is subject to Development Authority approval rather than a fixed percentage. Based on the total Landscaped Area, the General Landscaping Regulations trigger minimum tree and shrub counts. The updated landscaping plan proposes 52 new trees, 104 shrubs, ornamental prairie grasses, and landscape boulders, meeting and exceeding the minimums and responding directly to environmental and visual concerns raised through referral. The plan has been reviewed and accepted by Administration.

- **Parking**: The parking requirement for Supportive Living Accommodation is 0.4 stalls per unit, resulting in a minimum of 19 stalls. The development proposes 59 stalls, significantly above the minimum. Parking design includes landscaped islands to break up large, paved areas, as required where 25 or more stalls are provided. Final parking layout is subject to Development Authority approval, but the quantity and general configuration meet the bylaw standards.

The Developed Areas Regulations apply to the construction of new Dwelling Units in this area. There is no conflict between those regulations and the PS Zone provisions in this case. Although the Developed Areas Regulations include a height relationship standard relative to abutting residential sites, that standard does not apply here because there are no residential-zoned parcels that abut (i.e., physically touch or share a boundary with) the subject site. The institutional and open space context surrounding the site allows the building to meet both the zone regulations and the broader intent of the Developed Areas Regulations.

Waskasoo Character Statements and Context
The site lies within the Waskasoo Environmental Character Area, where Character Statements provide detailed design direction intended to preserve the area's naturalized, park-oriented character. Some elements are expressed as requirements ("shall"), while others are recommendations ("should" or "may") that allow for Development Authority discretion.

In this instance, the proposal demonstrates substantial alignment with the Character Statements, including:

- **Open space and natural character**: The development clusters the built form on a portion of the site, preserving a large open area that continues to function as an amenity for both residents and wildlife. The landowner has committed to allowing the adjacent school to continue using the balance of the property for recreational purposes, and to exploring additional features such as a snow hill.

- **Landscaping and environmental design**: The landscape plan incorporates low-maintenance, largely native and non-invasive plant material, edible vegetation (fruit trees and berry bushes), and a naturalized approach consistent with xeriscaping principles. The applicant has committed to not irrigating the property, relying instead on plant selection and design to maintain the landscape.

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- **Sustainability features**: The building will incorporate environmentally sustainable design elements, including roof-mounted solar panels, rainwater harvesting for garden use, and energy-efficient building systems consistent with current energy codes and best practices.

- **Parking and site layout**: The provision of landscaped islands and tree planting within the parking area helps intercept precipitation, provide shading, and reduce the visual impact of hard surfaces, in keeping with the Character Statements' direction for parking design.

- **Lighting and fencing**: The proposal includes dark-sky-sensitive exterior lighting and replacement of existing chain link fencing with decorative fencing designed to accommodate wildlife movement and avoid entrapment, consistent with the character guidance.

Where the proposal does not strictly meet all optional or recommended elements—such as the use of permeable paving—the overall site design, extensive landscaping, and retention of significant open space collectively advance the intent of the Waskasoo Character Statements and the Environmental Character Area policies.

Neighbourhood Compatibility and Public Input
From a land-use compatibility perspective, the PS District anticipates a mix of institutional, educational, and community-serving uses. A seniors Supportive Living Accommodation complements this context by providing housing and care services in close proximity to schools, parkland, trails, and the broader Waskasoo neighbourhood. The form and siting of the building, together with the preservation of a substantial open area, help ensure that the development fits within the existing streetscape and maintains the area's park-oriented character.

Historically, the site has functioned as open space through an informal arrangement with the adjacent school, despite being privately owned and zoned for public/institutional use. Public feedback reflects concerns about loss of informal open space, traffic, density, and perceived changes to the neighbourhood character. These concerns are acknowledged. However, the current PS zoning and the Waskasoo ARP both contemplate institutional and quasi-public uses on this parcel, and the proposed supportive living use aligns with that planned function. Traffic analysis, environmental assessment, and geotechnical review indicate that the site can accommodate the proposed development without significant adverse impacts.

Appendices

A - Mapping & Photos
B – Site Plans and Drawings
C – Reports and Approvals
D – Public Consultation
E – Site History

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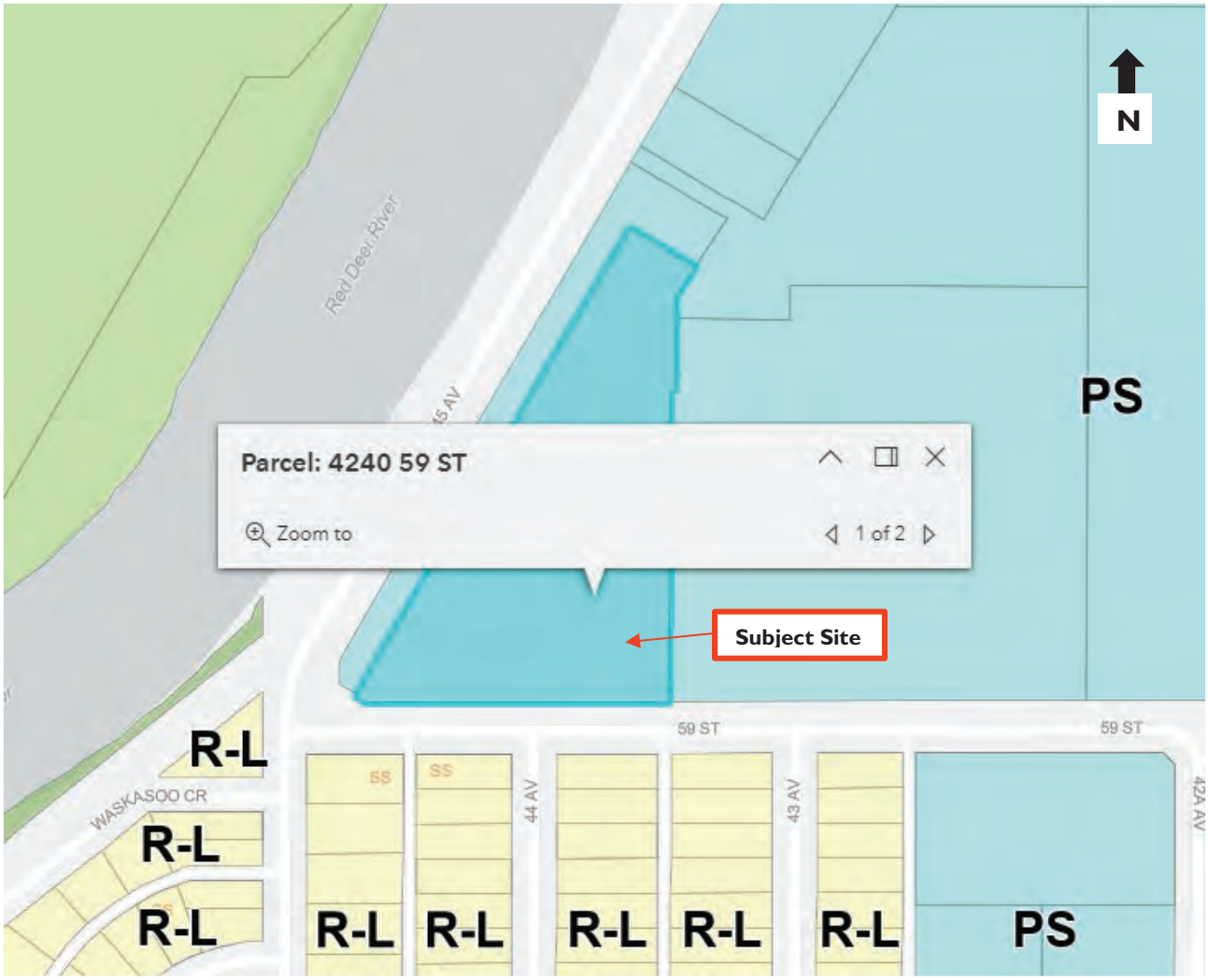
APPENDIX A – MAPPING AND PHOTOS

Zoning Map



Alberta

HRA Number: 4835-25-0026-001
May 12, 2025

Historical Resources Act Approval

Proponent: East Lincoln Properties
4, 7935 Edgar Industrial Drive, Red Deer, AB T4P 3R2
Contact: Ms. Tanya Kure

Agent: Sandstone Palaeontology Consulting
Contact: Emily Frampton

Project Name: **Riverglen Seniors Supportive Living Development**

Project Components: Residential Development
Access Road
Other - Aboveground parking lot

Application Purpose: Requesting HRA Approval / Requirements

Historical Resources Act approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historical resources is to be reported to the contacts identified within Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources.

Alexandra Burchill
Regulatory Approvals Coordinator
Historic Resources Management Branch
Alberta Arts, Culture and Status of Women

Proposed Development Location:

MER	RGE	TWP	SEC	LSD List
4	27	38	21	7

Documents Attached:

Document Name	Document Type
Project drawings	Illustrative Material

CITY OF RED DEER
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

SDAB 006 2025 / 4240 59 STREET, RED DEER, AB

Appellant's Memorandum of Law

Proposed Development and Applicable Zoning:

The subject lands are zoned Public Service (Institutional or Government) Zone: PS under section 9.40 of the Zoning Bylaw. The proposed use, Supportive Living Accommodation, is a Discretionary Use in the PS Zone in accordance with section 9.40.3.20. The Supportive Living Accommodation Use is defined at section 1.60 of the Zoning Bylaw as follows:

> Supportive Living Accommodation means a use that is intended for the permanent Residential living where an operator also provides or arranges for on the Site services to assist residents to live independently or to assist residents requiring full-time care.

The proposed development meets this definition and is, therefore, an available Use on the subject Site.

Waskasoo Area Redevelopment Plan:

The Waskasoo Area Redevelopment Plan (the "ARP") came into force February 1, 2016 and has remained in its initial form, unamended, for the last ten years. As otherwise provided in section 635(a)(i) of the ***Municipal Government Act*** ("the MGA"), section 2.1 of the ARP sets out the Plan's objectives which, it is submitted, establishes the parameters within which the ARP must be interpreted. Any interpretation of the provisions of the ARP that are inconsistent with the Plan's stated objectives must, *per force*, be rejected.

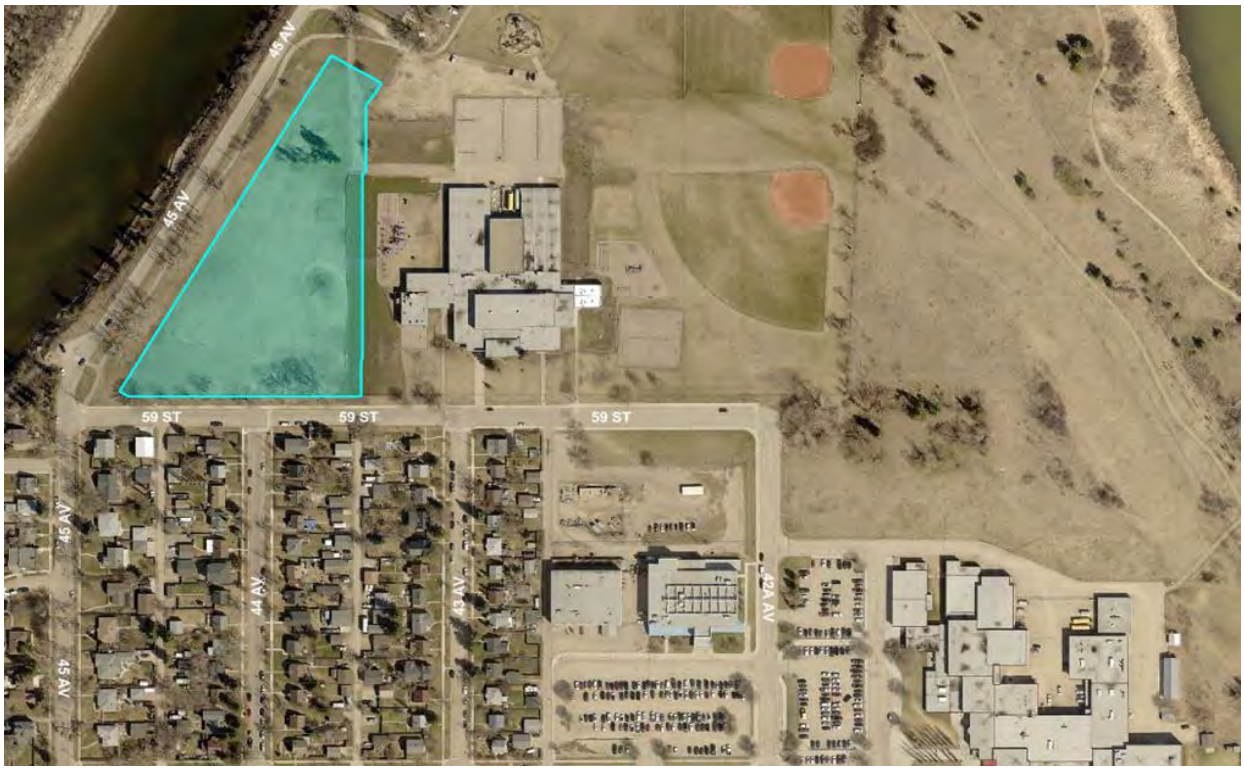
By way of objectives, the ARP provides:

> **2.1 Objectives**
>
> The MGA requires identification of the ARP objectives. These objectives are established to achieve the community vision by forming the basis for the policies contained within. As Waskasoo redevelops and evolves throughout time, the ARP is set out to accomplish the following objectives:
>
> 1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development.
>
> 2. Maintain Waskasoo's extensive parks and open space.
>
> 3. Preserve and maintain environmental, historical and cultural features.
>
> 4. Maintain and enhance trail and pedestrian connections.
>
> 5. Encourage the enhancement and maintenance of all properties.

Each of these objectives is met by the development proposal before the Board on the following bases:

Objective 1

The proposed development is to be located on the western most of three large lots Zoned PS – Public Service running along 59th Street between and 42A Avenue. The subject Lot comprises 4.2 acres, and the two properties to the east comprise 8.3 acres and 7.6 acres, respectively. The north side of 59th Street is characterized by institutional land uses which tend to dominate the adjacent streetscape. At the south side of the intersection at 59th Street and 42A Avenue, there is another PS Lot comprising some 5.8 acres.



The proposed development will doubtless blend seamlessly into the pattern of development extant in this portion of the Waskasso neighbourhood and represents an addition to the mix of the uses otherwise undertaken on the PS Zoned Sites without interfering at all with the “large lot” configuration that has existed here historically.

In terms of density, the Lands on the south side of 59th Street up to the large, PS Lot at 42A Avenue are all zoned RL Residential Low-Density Zone. The RL zoning supports a density of 30.9 single family residential Units per hectare and a density of 43.1 duplex Units per hectare. In contrast, the density of the proposed development is only 28.2 Units per hectare. Again, the goal of Objective 1 is, by definition, satisfied.

Objective 2

Nothing in the proposed development seeks to remove any park or public open space. Rather, the proposal seeks to enhance the publicly accessible Municipal Reserve right of way running along the entire west boundary of the Site.

Objective 3

The subject Site contains no environmental, historical or cultural features that might be threatened by the proposed development. The project has been approved by Alberta Historical Resources, and a copy of that approval is being filed herewith.

Objective 4

The proposed development does not impact on any trail or pedestrian connections. Indeed, the publicly accessible corridor running along the entire west boundary of the Site will remain just that.

Objective 5

While the subject Site is presently undeveloped, the landscaping and maintenance requirements associated with the proposed development will clearly meet this objective.

Following its statement of objectives, the ARP sets out what the Plan, itself, describes as “recommendations”. These recommendations are presented in three categories, namely “Identity”, “Land Use” and “Movement”. The recommendations applicable to this application and implications of the same to the current development proposal are set out and discussed below.

Identity

1. ***Maintain Character:*** *Redistricting, development, redevelopment, and subdivision shall conform to the Land Use Bylaw, and reflect the Character Statements (Appendix 1) and the Redevelopment Design Guidelines.*

   Of note, this recommendation does not require that a proposed development adhere strictly to either the applicable Character Statements for Design Guidelines. As a recommendation, and by its terms, this statement seeks only to direct that the new developments not be contrary to the spirit and intent of either. This approach is supported by the provisions of section 1.1 of the Waskasoo Character Statements [Appendix 1 to the ARP] which provide: “The intent of the Character Statements is to

define some design parameters to which a new proposal for redevelopment within a defined area should adhere.][1]

2. ***Maintain Tree Cover:*** *The Development Authority may require a Tree Preservation Plan as part of a Development Permit Application. If required, a Tree Preservation Plan must contain details about the existing landscaping on the lot(s), including the approximate diameter of trees (measured at breast height (ie) 1.3 metres above ground) and a written statement by a qualified professional on the health of the tree(s) proposed to be removed, retained or relocated shall accompany the Tree Preservation Plan.*

Tree cover is not in issue with the current application. All mature, permitter trees existing on the adjacent City lands are to be maintained and onsite trees removed to accommodate construction will be replaced. The development proposal adds additional trees and shrubs to the Site, and natural features of the Site will be maintained. The proposed Landscape Plan has been assessed and is supported by The City of Red Deer.

Land Use

3. 4240 – 59 Street: *4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.*

This recommendation is of significant importance to the current application insofar as it establishes two fundamental principles relevant to the application of the ARP and its Appendix to the subject Site, namely:

- The PS Public Service zoning applicable to the Site is compatible with the ARP, its objectives and its policies; and

- The subject Site is intended for redevelopment. It is not expected to remain vacant or underdeveloped.

Movement

7 ***Missing Links:*** *Sidewalks that are missing or desired will be included in the Capital Sidewalk Program. (Appendix 3) All new or replacement sidewalks and trails should meet the applicable municipal construction standards in place at the time. The City of Red Deer Recreation, Parks and Culture Department, Parks Section and the Waskasoo Community Association to investigate the potential of adding a natural trail to the riverbank.*

Again, nothing in the current development proposal seeks to detract from the City's trail system in the vicinity. The City maintains a 1.2 acre Municipal Reserve parcel along the western and northern boundaries of the subject Site which will not be impacted by the proposed development.

[1] The use of the word "should" is significant here. Section 1.2 of the ARP provides: "Wording contained in the ARP policies are intentional and contain "shall", "should" and "may" statements. Policy statements that contain "shall" are those which must be followed. "Should" statements mean compliance to the policy is required but the Development Authority has some discretion based on the circumstances of the specific case. "May" statements indicate that the Development Authority determines the level of compliance that is required.

8 ***Parks and Trail Network:*** *The Waskasoo Park Interpretive Master Plan and other, new or subsequent applicable documents such as the Red Deer Trails Master Plan shall guide development and redevelopment in Waskasoo Park, the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre and the McKenzie Trails Recreation Area. Efforts should be made to reduce tree loss and impacts to root zones.*

As indicated, nothing in the development proposal impacts on the Parks and Trails Network.

Waskasoo Character Statements

As discussed, the Waskasoo Character Statements appear as an Appendix to the ARP, and do not stand alone. As such, they must be interpreted and applied in accordance with the ARP and the rules of interpretation governing such statutory plans.

The general scheme of the Waskasoo Character Statements as stated therein is to divide the neighbourhood into four, distinct Characters Areas and to then apply particular Character Statements to each of the four Character Areas. In this case, the subject Site is included in the Environmental Character Area, addressed in Part 5 of the Character Statements. This Character Area comprises the Kerry Wood Nature Centre, the Gaetz Lakes Sanctuary and the subject Site (described in the Character Statement as "an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School"[2]). Of note, the Environmental Character Area does not include the residential properties south of 59th Street. These properties are included in the Waskasoo A-20 Camp Character Area which bears its own, distinct, Character Statements.

At Part 5, section 5.6 of the Character Statements, there are 17 "Recommended Design Elements" applicable to the Environmental Character Area. Noting throughout that these Design Elements are stated to be recommended and not mandatory, we comment on each as follows:

1. *A conservation development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife. For Public Service uses with a residential component like Assisted Living, concepts such as Pocket Neighbourhoods may be considered.*

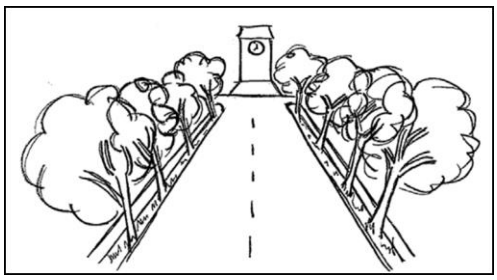
Here, the proposed building is concentrated on a specific area of the subject Site generating a site coverage ratio of only 26%. This allows the remainder of the Site to remain open as directed by this Statement. Moreover, the proposal provides significant setback from the adjacent roadways.

2. *Mature street character, scenic Vistas viewable from the road, and existing natural features of the area shall be maintained.*

The significant setback of the proposed building from the roadway and the requirement to maintain existing, mature trees around the permitter of the subject Site ensures that the mature street character will be maintained.

[2] There is an apparent typo in the Character Statement to the extent the undeveloped lot located at 4240 – 59th Street is actually directly west of the Gateway Christian School.

Moreover, the scenic Vistas currently viewable from the road (i.e., 59th Street or 45th Avenue) will not be disturbed. Whereas the Character Statement defines "Vista" as "a scenic or panoramic view" and illustrates that definition thusly, all such views from the road will remain as they presently exist. That is, the views from the road towards the Red Deer River to the west along 59th Street and towards the north along 45th Avenue, generally, are presently restricted by the framing of mature tree growth along the 59th Street and 45th Avenue boundaries of the Site. Again, and as indicated throughout, there is no intention to remove or otherwise relocate any of this foliage. It is all located on City-owned land.



The views from the road will remain as they are, and the existence of the proposed building will not alter this situation.

At the same time, the Board is reminded that Objective 3 of the Waskasoo Area Redevelopment Plan within which these Character Statements reside, specifically acknowledges that the subject Site will be developed, and views through the Site are not refenced in this Character Statement. In the face of these inclusions, any argument suggesting that nothing can be built on the subject Site in pursuit of the preservation of a what detractors call a Vista leads to a legal absurdity as otherwise described by the Supreme Court of Canada in the case of ***Rizzo & Rizzo Shoes Ltd. (Re)***, [1998] 1 S.C.R. 27.

At law, the requirements of this Character Statement are met.

3. *Buildings should be designed to include environmentally sustainable design features by incorporating the use of green technologies, Ecological Design, water conservation measures.*

These features are incorporated into the design. Specifically, the design incorporates environmentally sustainable features including roof mounted solar panels as an alternative power supply. There will be rain barrels, for water harvesting and use in the community garden. The design includes LED lighting, low flow water flow fixtures and high-efficiency mechanical equipment.

4. *Low maintenance Landscaping with native non-invasive plant material shall be required and the incorporation of both Xeriscaping and Naturescaping is encouraged. The use of herbicides and pesticides is strongly discouraged.*

These features are incorporated into the design. The design includes low maintenance xeriscaping (without irrigation) and City approved, non-invasive plantings, many of them fruit bearing.

5. *Landscaped areas and islands throughout parking and storage areas shall be provided to intercept precipitation, reduce surface heating, provide canopy shading, and enhance the appearance.*

Two landscaped islands have been included within the parking layout to enhance appearance and reduce runoff.

6. *Permeable and semi-permeable paving surfaces should be provided to improve ground water recharge and reduce storm water runoff.*

On-site storm water management in the parking area includes extensive perimeter tree planting designed to intercept runoff and includes an oil/grit separator which removes unsuitable materials before surface water is discharged into the City stormwater system. The site drainage has been designed to the satisfaction of the City of Red Deer's Engineering Department requirements.

7. *A system to capture and recycle roof runoff and rainwater should be provided for landscape watering. If this system is proposed, the use of roofing materials that do not yield contaminants is recommended.*

These features are incorporated into the design. In particular, a rain barrel water recycling system will be employed for use in connection with the amenity area planters and gardens.

8. *Adaptive reuse of existing Buildings and structures is encouraged.*

There are no buildings extant on the Site.

9. *All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River.*

The proposal does not contemplate any changes to 45th Avenue.

10. *Shared driveways are encouraged. Other reductions in impervious surfaces may be achieved through the elimination of curbing and the use of decorative pervious surfaces for sidewalks, driveways, and trails.*

The north access to the property is shared, but, as a single building / single user Site, the shared driveway concept is not applicable here.

11. *Disruption of any open space proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on development plans and shall be restored with vegetation that is compatible with the natural characteristics of the site.*

The Landscape Plans and related reports from our consultants address this issue. Any disturbance to open space during construction will be returned to its former, natural state.

12. *Excavated material may be used for the creation of berms or to provide a low fertility soil for the creation of wild flower meadows or similar semi-natural habitats to blend with the more naturalized character of the area.*

The Gateway Christian School has requested a new toboggan hill if there is sufficient, leftover excavation material to create one. The school has not yet identified the proposed location for the desired hill, but the developer will work with them in this regard.

13. *Existing specimen conifer and deciduous trees shall be identified on a site plan and protected during site construction activities and after by ensuring Buildings, services or Hard Surface areas are not sited too close.*

The mature, permitter trees on site will be maintained, with the exception of three of them. Our arborists advise that one should be removed immediately owing to its condition and that two others have a minimal remaining lifespan of approximately 5 years. As indicted above, all trees located on the abutting City-owned lands will be maintained.

14. *New trees planted should be of a similar species than what is currently found in the Waskasoo Environmental Character Area. Edible vegetation such as fruit trees and berry bushes should be included in Landscaping.*

This item is addressed in the Landscape Plans and related reports from our consultants. In particular, all species proposed to be brought to the Site meet the recommendations of the Character Statement and include 52 new trees, 104 new shrubs, 50 new ornamental prairie grasses and 30 landscaping boulders. The new species includes Mountain Ash, Kerr Crab-Apple, Courageous Crab-Apple, Swedish Columnar Aspen, Paper Birch, White Spruce, Boyne Raspberry, Pixwell Gooseberry and Red Osier Dogwood.

15. *New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.*

In terms of neighbouring properties, this recommendation is restricted to properties which actually abut upon the subject Site. The Zoning Bylaw provides “Abut or Abutting means physically touching or sharing a common border such as a Boundary.” The definition specifically excludes properties separated by a roadway from being considered as abutting. (This is not surprising given that the Character Areas within the Waskasoo Character Statements are each distinctively defined areas.) Again noting that that the same are not abutting the subject Site, there will be no shadows cast from the subject Site to the residential properties south of 59th Street. Nor will there be any shadows cast to the School.

The existing streetscape is maintained through a generous setback from the roads and the maintenance of mature tree coverage. Regarding the setback from 59th Street, particularly, the proposed Supportive Living facility building is to be set back some 7.5 metres from the south property line behind the City-owned boulevard which, itself, is approximately 7 metres back from the road surface.[3]

It should also be noted, too, that the nearest building in the Environmental Character Area is the Gateway Christian School whose roofline stands at 10.25 metres above grade. The proposed building will stand at 11.665 metres above grade. Given the height and footprint area of the School building, the proposed building cannot, in any reasonable sense, be accused of any inappropriate or excessive Massing within the Environmental Character Area.

[3] The 7.5 metre setback was selected and supported by the City out of an abundance of caution because it is the setback requirement for the R-H, Residential High-Density Zone, likely the most impactful Residential Zone in the City.

16. *Location, style, and amount of fencing proposed around and/or adjacent to open space areas shall have consideration for the movement of wildlife and the prevention of opportunities for wildlife entrapment.*

This matter is addressed in our Site Plans and in the related reports from our consultants. In particular, the proposed lower, ornamental fence will replace the City's existing chain link fencing currently on the Site. There are several gap points within the proposed fencing to allow for community engagement and to avoid wildlife entrapment.

17. *In order to reduce ambient light levels which will reduce the impact of light on nocturnal environments, exterior lighting on Buildings or within yards should be pointed down particularly near the Sanctuary.*

The project design incorporates dark sky fixtures to limit light overspill.

Conclusion:

At law, the proposed development meets or exceeds the applicable requirements of the Red Deer Zoning Bylaw and represents a Use specifically available under the applicable PS Public Service Zoning. The proposed development meets or exceeds the requirements of the Waskasoo Area Redevelopment Plan and its appended Character Statements, and the proposed development is in complete accord with the stated objectives of the ARP.

The ARP specifically acknowledges that the subject Site will be redeveloped under its current PS Zoning, and it is proposed to be developed in a manner that both reflects and complies with the Character Statements applicable to the Environmental Character Area. The subject Site is privately owned and is not and never was designated to be an open space into perpetuity. In the result, any concerns over the potential loss of "informal community open space" are beyond the lawful ability of the Board to address.

The ARP also recognizes that the subject Site is of a substantial size, and larger Sites will, *per force*, support a more intense level of development. That notwithstanding, the density for the proposed development is significantly less than the density available on the lands zoned Residential Low-Density Zone lying to the south of 59th Street, and the traffic generation and street parking needs associated with the proposed development are far less impactful than those associated with the neighbouring school sites.

City administration has found the proposed development to be both compliant and a reasonable addition to the neighbourhood and has expressed their support for the same.

Whereas the MPC Decision appealed from hereunder was, with respect, highly influenced by political considerations as might be expected from a decision-making authority dominated by elected officials, the current hearing is to be conducted on a *de novo* basis and must be undertaken only on the basis of relevant, land use planning considerations. On that basis, it is respectfully submitted that, in light of the materials presented and in light of the applicable municipal and Provincial legislation governing this proposal, the same ought be approved by the Board as otherwise supported by administration through the course of the Development Permit process and as otherwise supported by the zoning, by the Waskasoo Area Redevelopment Plan and by the Character Statements applicable to the Environmental Character Area as set out therein.

East Lincoln Properties was founded in Red Deer, Alberta in 1986, and, with decades of experience in the real estate industry, the company has built a strong reputation for delivering well-managed, high-quality properties across its portfolio. The project East Lincoln is proposing to develop is a 48-unit supportive living accommodation to be located on a 4-acre parcel at 4240 - 59 Street. The intention for this project is to build

a development that integrates well into the neighborhood of Waskasoo and where seniors can commune with each other, with the community and with nature. This integration will be achieved by welcoming members of the community into its greenspaces and outdoor amenities, by respecting the wildlife and vegetation that exists there and by making environmentally conscious decisions in building and operating the development.

All of which is respectfully submitted this 26th day of January, 2026 by

OGILVIE LLP, Solicitors for East Lincoln Properties Corporation

Per:

James W. Murphy, K.C.

DELANIE PLAYER, B.Sc., P. Biol., R.P.Bio.

Principal Wildlife Biologist

Ms. Delanie Player is a Professional Biologist with over 24 years of experience in projects requiring environmental support for research and land use planning. Ms. Player acquired this experience throughout Albert, British Columbia and Saskatchewan. She provides wildlife related support and technical expertise on Renewable Energy Submission Reports, Environmental Evaluations, biophysical impact assessments, environmental protection plans (EPPs), Public Lands Act Applications, Environmental Impact Assessments (EIAs), and wildlife mitigation and monitoring projects. She has worked for various industries including oil and gas, mining, forestry, electrical utilities, and renewable energy. Ms. Player's work focuses on assessing impacts of projects on wildlife and wildlife habitat and protecting wildlife resources.

PROJECT/PROFESSIONAL EXPERIENCE

Blue Heron Solar Project. Gransolar. Alliance, Alberta. Overall Technical Advisor.
Completed constraints mapping to support project design. Provided technical expertise and senior review of survey efforts and data analysis. Reviewed Renewable Energy Submission report prior to submitting to AEPA. Answered SIRs related to the AEPA approval and reviewed the Renewable Energy Referral report. Supported AUC application for the Project including submission of an Environmental Evaluation and Environmental Protection Plan. Project is ongoing.

Aira Solar Project. Aira Wind Power. 40 Mile County, Alberta. Overall Technical Advisor.
Completed constraints mapping to support project design. Provided technical expertise and senior review of survey efforts and data analysis. Reviewed Renewable Energy Submission report prior to submitting to AEPA. Answered SIRs related to the AEPA approval and reviewed the Renewable Energy Referral report. Supported AUC application for the Project including submission of an Environmental Evaluation. Project is ongoing.

Travers Solar Project. Travers 2 Solar LP. Vulcan, Alberta. Overall Project and Wildlife Technical Advisor.
Completed constraints mapping to support final project design. Provided technical expertise and senior review of the survey effort and data analysis. Reviewed Renewable Energy Submission report prior to submitting to AEPA. Answered SIRs related to the AEPA approval and reviewed the Renewable Energy Referral report. Supported AUC application for the Project including submission of an Environmental Evaluation. Continued support through repermitting project including AEP and AUC reporting, as well as pre and post construction. Developed post construction mortality monitoring plan. Project is ongoing.

Jurassic+ Solar Project. Jurassic Solar LP. Vulcan, Alberta. Overall Project Technical Advisor.
Completed constraints mapping to support project design. Provided technical expertise and senior review for the survey report and data analysis. Reviewed

OFFICE LOCATION

City, Province

EDUCATION

B.Sc., Environmental Conservation Sciences, University of Alberta, 2001

PROFESSIONAL AFFILIATIONS AND CERTIFICATIONS

Alberta Society of Professional Biologists (ASPB), P. Biol.

The College of Applied Biology, British Columbia, RPBio.

Alberta Bat Action Team, Member

EMPLOYMENT HISTORY

Montrose Environmental (formerly Matrix Solutions Inc.), Principal Wildlife Biologist, 2019 to Present

Montrose Environmental (formerly Matrix Solutions Inc.), Senior Wildlife Biologist, 2008 to 2019

WorleyParsons Komex, Wildlife Biologist, 2004 to 2008

University of Alberta, Department of Renewable Resources, Field Supervisor and Assistant Project Coordinator, House River Fire Project, 2003 to 2004

University of Alberta, Department of Renewable Resources, Crew Leader, Remote Areas Bird Project, 2001 to 2002

Renewable Energy Submission report prior to submitting to AEPA. Answered SIRs related to the AEPA approval and reviewed the Renewable Energy Referral report. Supported AUC application for the Project including submission of an Environmental Evaluation. Project is approved and ongoing.

Lathom Solar Project. Lathom Solar LP. Brooks, Alberta. Overall and Wildlife Technical Advisor.
Completed constraints mapping to support project design. Provided technical expertise and senior review for the survey report and data analysis Reviewed Renewable Energy Submission report prior to submitting to AEPA. Answered SIRs related to the AEPA approval and reviewed the Renewable Energy Referral report. Supported AUC application for the Project including submission of an Environmental Evaluation. Project is approved and ongoing.

Luna+ Solar Project. Greengate Power Corporation. Brooks, Alberta. Overall Technical Advisor.
Completed constraints mapping prior to support project design. Provided technical expertise and senior review for the survey report and data analysis. Provided report for submission to AEP. Answered SIRs related to the AEP approval and received the Renewable Energy Referral report. Supported AUC application including submission of an Environmental Evaluation for the project. Project is approved and ongoing.

Midnight Solar+ Project. Medicine Hat, Alberta. Overall Technical Advisor.
Completed constraints mapping prior to support project design. Used wildlife guidelines for a solar project to design and implement wildlife surveys. Updated constraints mapping throughout. Project is ongoing.

Confidential Solar Project. Confidential Client. Southern Alberta. Overall Technical Advisor.
Supporting project developers with understanding environmental constraints and appropriate project design for a solar facility. Developed and submitted the EPA renewable energy report. Providing technical expertise to design surveys for projects and evaluate potential risks on wildlife and wildlife habitat.

Sunhills Solar Project. TransAlta. Wabumun, Alberta. Overall Technical Advisor.
Provided technical expertise and senior review for the survey report and data analysis. Contributed to report for submission to EPA. Answered SIRs from EPA. Project is ongoing.

Power Generation Sites. Versorium Energy Limited. Throughout Alberta. Wildlife Technical Advisor.
Supported with early site selection based on wildlife constraints. Supported program execution to meet regulatory expectations and reviewed wildlife component of the Conservation and Reclamation plans and the Alberta Utilities Commission application.

Confidential Solar Project. Confidential Client. Central and Southern Alberta. Overall Technical Advisor.
Supporting several project developers with understanding environmental constraints and appropriate project design. Providing technical expertise to design surveys for projects and evaluate potential risks on wildlife and wildlife habitat.

Deerfoot Solar Project. ATCO Power. Calgary, Alberta. Overall Project Technical Advisor.
Supported with nest sweeps and environmental concerns during construction.

Barlow Solar Project. ATCO Power. Calgary, Alberta. Overall Project Technical Advisor.
Supported with nest sweeps and environmental concerns during construction.

Confidential Solar Project. Confidential Client. Central and Southern Alberta. Overall Technical Advisor.
Supporting several project developers with understanding environmental constraints and appropriate project design. Providing technical expertise to design surveys for projects and evaluate potential risks on wildlife and wildlife habitat.

Due Diligence Reviews for Confidential Wind and Solar Projects. Confidential Client. Alberta. Overall Project Technical Advisor.
Completed reviews of portfolio of renewable developments to identify key constraints and material risks from an environmental perspective. Develop project plan/road map for future development.

Confidential Wind Project. Confidential Client. Calgary, Alberta. Overall Project Technical Advisor.
Completed limited constraints mapping to support project design. Developed survey plan and supported with execution of wildlife and vegetation surveys. Project is ongoing.

7L65 Line Rebuild. ATCO. Alberta. Wildlife Technical Advisor.

Wildlife Technical Advisor for the project which includes an installation of a 93 km single circuit 144 kV transmission line between Vegreville and the Vermilion substations with an 18 m RoW. Work included several wildlife surveys, environmental evaluation reporting and hearing support.

Paintearth Transmission Line Project. ATCO. Alberta. Wildlife Technical Advisor.

Wildlife Technical Advisor for the project which included the installation of a new 240 kV switching station and a 11 km single circuit 240 kV line between Pioneer 805 S and Greengate's Lanes Lake 973 S substation. Work included several wildlife surveys and environmental evaluation reporting.

Electric Transmission Line Project. ATCO Power, Grande Prairie, Alberta. Wildlife Support.

Reviewed the existing impact assessment, provided research and documentation related to swan and heron habitat, and provided support to the expert witness for wildlife at an Energy and Utilities Board hearing.

Fort McMurray West 500 kV Transmission Project. Confidential Client. Fort McMurray, Alberta. Wildlife Support.

Provided guidance for powerline routing and construction from a wildlife perspective. The routes were used to develop a detailed cost estimate for a bid to the Alberta Electric System Operator.

Cabin Ridge. Blairmore Alberta. Wildlife Technical Advisor.

Providing technical guidance on overall wildlife scope to submit regulatory applications for a federally regulated project. Supported with design of field scope and potential sampling locations.

Confidential Project. Blairmore Alberta. Wildlife Technical Advisor.

Providing technical guidance on overall wildlife scope to submit regulatory applications for a federally regulated project. Supported with completion of field surveys (bat surveys) and design of field sampling. Completed consultation with regulators as requested.

Teck Coal. Elkford, British Columbia. Wildlife Support

Completed baseline surveys and reviewed reporting for two separate surface mine expansion assessment located in southeast British Columbia.

Craig Lake Wind Project. ATCO Power. Castor, Alberta. Overall Project and Wildlife Technical Advisor.

Reviewed available information and completed constraints mapping to identify buildable area. Supported with guidance on next steps for project development.

Pihew-Waciy Wind Project. Northland Power. St. Paul, Alberta. Overall Project and Wildlife Technical Advisor.

Completed detailed technical review of work completed to date for the project and identified key potential environmental issues. Developed regulatory road map for project development.

WaterCharger Battery Energy Storage Project. TransAlta. Cochrane, Alberta. Overall Project Technical Advisor.

Supported with reporting, AUC permitting and planning for the project. Currently supporting with pre-construction planning.

Foster Creek Thermal Project. Cenovus Energy Inc., Cold Lake Air Weapons Range, Alberta. Wildlife Technical Advisor.

Developed WMMP and CMMP for client in consultation with ESRD. Received authorization for both plans and developed work plan to implement 2013 to 2015 monitoring. Completed study design and implemented field programs for winter tracking, remote camera, amphibian, and songbird monitoring to meet objectives of plans. Revised program to include remote cameras and ARU monitoring in 2016. Deployed remote camera units and acoustic monitoring units following study design revision. Completed data analysis on remote camera units from 2013 to 2019 and acoustic monitoring data from 2017 to 2019. Co-authored 3 year Comprehensive Wildlife Report in 2018. Assisted in reporting, data analysis, and technical review of draft and final report.

Christina Lake Thermal Project. Cenovus Energy Inc. Conklin, Alberta. Wildlife Technical Advisor.

Developed monitoring program to include remote cameras and ARU monitoring. Deployed remote camera units and ARU following study design and implemented field programs from 2017 to 2018. Co-authored 3-year Comprehensive Wildlife Report in 2018. Assisted

in reporting, data analysis, and technical review of draft and final report. Completed data analysis on remote camera and acoustic monitoring data from 2017 through early 2019.

Christina Lake Thermal Project. MEG Energy Inc. Conklin, Alberta. Wildlife Technical Advisor.

Supported overall wildlife mitigations including bird deterrents and aboveground pipeline monitoring from 2008 to 2019. Revised WMMP and CMMP for the client in consultation with the Alberta Energy Regulator (AER) in 2016. Developed monitoring program to include remote cameras and ARU monitoring. Deployed remote camera units following study design and implemented field programs from 2018. Completed data analysis on remote camera monitoring data from 2008 through early 2019.

Hangingstone Expansion Project. Japan Canada Oil Sands Limited. Fort McMurray, Alberta. Wildlife Technical Advisor.

Conducted field surveys including winter tracking, owls, birds, and bats in support of the EIA for the project. Assisted in baseline reporting, data analysis, and assessing impacts for the project. Attended the third-party consultant review for the project and presented for the wildlife component. Prepared responses to supplemental information requests (SIRs) for the project. Developed WMMP and CMMP for client in consultation with ESRD. Received authorization for both plans. Implemented monitoring from 2012 through 2018. Co-authored 3-year Comprehensive Wildlife Report in 2018. Assisted in reporting, data analysis, and technical review of draft and final report. Completed data analysis on remote camera and acoustic monitoring data from 2015 through early 2019.

Long Lake South/Kinosis Project. OPTI Inc./Nexen Inc. Anzac, Alberta. Field Crew Lead, Contributing Author, Wildlife Technical Advisor.

Conducted wildlife surveys including winter tracking and Canadian toad surveys for the Long Lake South EIA in 2005. Assisted in writing the wildlife baseline report, data analysis, and impact assessment for the EIA in 2006. Developed WMMP and CMMP for the project and designed monitoring programs for the site in 2012. Implemented monitoring from 2012 through 2018. Co-authored 3-year Comprehensive Wildlife Report in 2016. Assisted in reporting, data analysis, and technical review of draft and final report. Completed data analysis on remote camera and acoustic monitoring data from 2017 through early 2019.

Taiga Project. Osum Oil Sands Corp. Cold Lake, Alberta. Wildlife Discipline Lead.

Discipline lead for the wildlife component and assisted in baseline reporting, data analysis, and assessing impacts for the project, as well as writing SIR responses. Involved in hearing preparation for the project. Conducted wildlife surveys including beaver/muskrat, winter tracking, owl, Canadian toad, yellow rail, breeding bird, and bat surveys in support of the EIA for the project. Developed WMMP for client in consultation with ESRD.

Surmont Project. MEG Energy Corp. Conklin, Alberta. Wildlife Discipline Lead.

Discipline lead for the wildlife component and assisted in baseline reporting, data analysis, and assessing impacts for the project. Prepared responses to SIRs and statements of concern for the project. Conducted wildlife surveys including winter tracking, nocturnal owl, pellet, Canadian toad, breeding bird, accipiter, beaver/muskrat, yellow rail, remote camera, and bat surveys in support of the EIA.

Kai Keh Dehsoh Project. Statoil. Conklin, Alberta. Wildlife Field Lead and Contributing Author.

Conducted wildlife surveys including winter tracking, nocturnal owl, breeding bird, and bat surveys in support of the EIA. Assisted in baseline reporting, data analysis, and assessing impacts for the project EIA. Prepared responses to SIRs and statements of concern for the project.

Environmental Impact Assessment. Confidential Client. Peace River, Alberta. Wildlife Discipline Lead and Field Coordinator.

Conducted field surveys including trumpeter swan, breeding bird, bat mist netting, and acoustic monitoring in support of the EIA for the project. Liaised with ESRD to determine issues and valued ecosystem components for the project, as well as to determine approach for field surveys. Assisted in baseline reporting and data analysis for the project.

Shell Peace River In Situ Expansion Carmon Creek Project Bat Survey. Shell Canada Limited. Peace River, Alberta. Project Manager and Technical Advisor.

Developed and implemented the bat monitoring component of the project WMMP. Assisted in reporting, data analysis, and technical review of draft and final report.

Shell Carmon Creek Environmental Impact Assessment. Shell Canada Limited. Peace River, Alberta. Field Lead and Contributing Author.

Conducted field surveys including breeding bird, winter tracking, bat mist netting, and acoustic monitoring, as well as vegetation surveys (Ecological Land Classification and rare plants) in support of the EIA for the project. Assisted in baseline reporting, data analysis, and assessing impacts for the project, as well as responses to SIRs.

Sepiko-Kesik Project. Osum Oil Sands Corp. Wabasca, Alberta. Wildlife Discipline Lead.

Discipline lead for the wildlife component and assisted in baseline reporting, data analysis, and assessing impacts for the project, as well as writing SIR responses. Conducted bat field surveys in support of the EIA for the project.

Joslyn North Mine Project. Total E&P Canada Ltd. Fort McMurray, Alberta. Field Crew Lead and Contributing Author.

Wrote the wildlife baseline report for the EIA and assisted with the impact assessment. Conducted wildlife surveys including winter tracking, nocturnal owl, pellet, Canadian toad, breeding bird, and bat surveys for the project.

Biophysical Impact Assessment – Nature Centre Expansion – Calgary Inglewood Bird Sanctuary. The City of Calgary. Calgary, Alberta. Wildlife Advisor.

Provided guidance on potential wildlife risks from the project. Reviewed report which included a comprehensive desktop review, description of potential impacts to wildlife and wildlife habitat, mitigation measures, and a summary of residual and cumulative effects.

Biophysical Impact Assessment – Outdoor Learning Centre – Calgary Inglewood Bird Sanctuary. The City of Calgary. Calgary, Alberta. Wildlife Biologist and Author.

Provided guidance on potential wildlife risks from the project. Reviewed report which included a comprehensive desktop review, description of potential impacts to wildlife and wildlife habitat, mitigation measures, and a summary of residual and cumulative effects.

Biophysical Impact Assessment for the possible installation of a single small wind turbine. Bearspaw Operations Workplace Center, City of Calgary. Project Manager.

Designed wildlife monitoring to determine the impacts from a small wind turbine on birds and bats. Conducted wildlife surveys including bat acoustic monitoring in support of the project. Provided technical expertise and senior review for the survey reports and data analysis.

Riverwalk Stage 2 Project Biophysical Resource Assessment. Calgary Municipal Land Corporation. Calgary, Alberta. Wildlife Biologist and Wildlife Technical Advisor.

Conducted acoustic bat surveys for Elbow River restoration project. Reviewed wildlife section of biophysical resource assessment.

Biophysical Impact Assessment – Elbow River Gravel Replenishment - Sandy Beach. Alberta Environment and Parks. Calgary, Alberta. Wildlife Technical Advisor.

Responsible for providing technical oversight on wildlife surveys and reporting. Project involved restoration of spawning habitat for brown trout through gravel enhancement at Sandy Beach. BIA report described existing biophysical environment to assess potential impacts, identify environmental effects and mitigations, and assess residual and cumulative effects of the Project on biophysical resources.

Biophysical Impact Assessment Update – Elbow River Gravel Replenishment – Glenmore Dam. Alberta Environment and Parks. Calgary, Alberta. Project Manager, Wildlife Biologist and Author.

Responsible for providing technical oversight on wildlife surveys and reporting. Project involved restoration of spawning habitat for brown trout through gravel enhancement near the Glenmore Dam.

Acoustic Bat Survey for the Elbow Island Park Spawning Habitat Restoration and Flood Mitigation Project. Calgary, Alberta. Wildlife Biologist and Wildlife Technical Advisor.

Completed an acoustic bat survey in areas where tree removal was planned during the bat roosting period. Reviewed a summary report with results and recommendations.

TransMountain Expansion Pipeline Project, TransMountain. Wildlife Technical Advisor

Provided technical guidance related to wildlife concerns during several years of construction. Used mitigation previously approved and updated based on current regulatory expectations. Supported crews in the field completing nest and wildlife sweeps to understand approach, effort and mitigations. Worked closely with team to ensure effectively and timely communication between subject matter experts, project managers, field staff and Environmental Inspectors.

KAPS Pipeline Project, Keyera. Wildlife Technical Advisor

Provided technical guidance and mitigations related to wildlife concerns. Support project team with determining assessment approach and reporting. Support the Project Manager and project team during initial geotechnical work completed. Reviewed wildlife-related documentation such as daily reports and all wildlife-related mitigation.

Rocky Mountain House Environmental Scouting Projects, Shell Canada Limited. Wildlife Technical Advisor

Provides wildlife technical guidance and review for scouting well pads and pipelines projects for the Rocky Mountain House Asset. Reviewed environmental scouting and screening reports, supplement applications and environmental alignment sheets.

Gold Creek Platinum Pipeline Project, Shell Canada Limited. Technical Advisor

Provided technical guidance and support to the Project Manager and project team as part of permitting a pipeline project. This included reviewing environmental field reports, enhance approval process forms, environmental protection plan, and environmental alignment sheets.

Sundre Crossover Project, TransCanada Pipelines Limited. Wildlife Technical Advisor

Provided technical guidance related to wildlife concerns and support to the Project Manager and project team as part of constructing a federally regulated pipeline project. This included reviewing environmental field reports, and providing guidance on species-specific mitigations in year of construction.

APPL Pipeline Replacement Project, Trans-Northern Pipelines Inc. (TNPI). Wildlife Technical Advisor

Provided technical guidance related to wildlife concerns and support to the Project Manager and project team as part of constructing a pipeline project. This included reviewing environmental field reports, and providing guidance on species-specific mitigations in years of construction.

Bakken Pipeline Project. Enbridge Pipelines (Saskatchewan) Inc., Saskatchewan. Wildlife Support.

Conducted baseline field work including breeding bird and burrowing owl surveys. Assisted with the preparation of the wildlife component of the National Energy Board (NEB) application. Assisted in providing supplementary information on species presence and mitigation, and providing reports with the NEB, responding to Environment Canada concerns. Participated in the NEB hearings as the wildlife and vegetation technical specialist.

Power Generation Sites. Versorium Energy Limited. Throughout Alberta. Wildlife Technical Advisor.

Supported with early site selection based on wildlife constraints. Supported program execution to meet regulatory expectations and reviewed wildlife component of the Conservation and Reclamation plans and the Alberta Utilities Commission application.

South Cheecham Sulphur Handling Facility. Keyera Corp. Conkin Alberta. Wildlife Technical Advisor.

Provided technical support for the wildlife component of the EPEA application including survey planning and mitigation review.

Grande Prairie methanol plant. Nauticol Energy Ltd. Grande Prairie, Alberta. Wildlife Technical Advisor

Provided technical support for the wildlife component of the EPEA application including survey planning and mitigation review.

Gold Creek sour gas plant. Shell Canada Energy. Grande Prairie, Alberta. Wildlife Technical Advisor

Provided technical support for the wildlife component of the EPEA application including survey planning and mitigation review.

Spill Response. Confidential Client. Maidstone Saskatchewan. Wildlife Technical Advisor and Project Manager.

Responsible for the development, revisions, and implementation of the Wildlife Mitigation and Monitoring plan for a spill site in Saskatchewan. Provided guidance to wildlife team in the field on sensitive issues and communicated with Environment Canada (EC)

and the Saskatchewan Ministry of Environment on issues. Coordinated with the larger project team to understand the remediation plan and the potential impacts from the plan on wildlife.

Spill Response. Confidential Client. Grande Cache, Alberta. Wildlife Technical Advisor.

Responsible for the development and implementation of the Wildlife Mitigation and Monitoring plan for a spill site in Alberta which was approved following discussion and feedback from AER and Alberta Environment and Parks (AEP). Provided guidance to wildlife team in the field on sensitive issues and communicated with EC and AEP on issues. Coordinated with the larger project team to understand the remediation plan and the potential impacts from the plan on wildlife.

Spill Response. Confidential Client. Whitecourt, Alberta. Wildlife Technical Advisor.

Responsible for the development and implementation of the Wildlife Mitigation and Monitoring plan for a spill site in Whitecourt, Alberta that was approved without requiring edits by AER. Provided guidance to wildlife team in the field on sensitive issues and communicated with EC and AEP on issues. Coordinated with the larger project team to understand the remediation plan and the potential impacts from the plan on wildlife.

Spill Response. Confidential Client. Zama, Alberta. Wildlife Discipline Lead.

Responsible for the development and implementation of the Wildlife Mitigation and Monitoring plan for a spill site in Zama, Alberta. Included consultation with regulatory bodies (AER, AEP, and EC). Determined appropriate mitigations to reduce impacts to wildlife and long-term monitoring appropriate for wildlife species potentially impacted by the spill. Worked as part of a large multidisciplinary team through initial spill response and into long-term monitoring. Assisted with the development of the risk assessment for the project.

SELECTED PUBLICATIONS

Lausen C. and D. Player. 2014. “Eastern Red Bat (*Lasiurus borealis*) occurrence in northern Alberta.” *Northwest Naturalist. 95(3):*219-227.

Version 2.0

January 23, 2026 Ref. 36199-510

Tanya Kure
EAST LINCOLN PROPERTIES CORP.
4, 7935 Edgar Industrial Drive
Red Deer, AB T4P 3R2

Subject: **Vegetation, Wildlife, and Hydrology Assessment in Support of the SDAB Hearing No. 006 2025 for the Property 4240 59 Street, Red Deer, Alberta**

Dear Tanya Kure:

1 INTRODUCTION

East Lincoln Properties Corporation retained Montrose Environmental Solutions Canada (Montrose, formerly Matrix Solutions Inc.) to complete the vegetation, wildlife, and hydrology assessment in support of the development permit application of the proposed development located in 4240 59 Street, Red Deer, Alberta. This letter report presents the findings of the assessments and potential impacts (if any) of the proposed development on the vegetation, wildlife, and hydrology aspects of the environment.

The report is structured in three separate sections documenting various activities completed for each assessment and findings of the assessment.

2 VEGETATION ASSESSMENT

Section 2 provides information on information reviewed, evaluation and conclusion drawn based on the findings of the vegetation aspect of the overall assessment.

2.1 Information Reviewed

The following information was reviewed:

1. The City of Red Deer Land Use Bylaw 3357/2006
2. Waskasoo Area Redevelopment Plan Bylaw 3567/2016
3. Municipal Development Plan Bylaw 3404/2008
4. Geotechnical Investigation, 4240-59 Street, Red Deer, Alberta. Prepared by Smith Dow and Associates Ltd. (2023)

2.2 Evaluation

This evaluation focused on the potential impacts to the green space and the riparian zone along the Red Deer River with respect to the East Lincoln Properties proposed development of a seniors supportive living accommodation.

There are no guidelines related to vegetation resources that are included in the Land Use Bylaw 3357/2006. The Municipal Development Plan Bylaw 3404/2008 states that the City of Red Deer "shall continue to use the Natural Area/Ecospace Classification and Prioritization System as one of the key elements in land use planning" (The City of Red Deer 2024). Bylaw 3404/2008 also states that lands adjacent to water courses require a strip of land dedicated as environmental reserve to provide a buffer and public access if the lands are subdivided.

The subject property is located approximately 25 m east of the Red Deer River within the City of Red Deer. The subject property is privately owned, fenced, undeveloped, and is a flat area with non-native grasses. The property has low species diversity. In the past the subject property was part of the adjacent school site and was used for recreational school activities (AEP 2012). The subject property is not within any vegetation species at risk ranges (Government of Canada 2021) or any historical rare plant occurrences (ACIMS 2022). There are no wetlands within the subject property according to the ABMI and AMWI datasets (AMBI 2021) or based on imagery review. The loss of this area would not negatively impact the native vegetation species diversity in the area.

Based on the development plans proposed by East Lincoln, the Red Deer River riparian zone will not be directly impacted. The project will avoid the riparian area and will also avoid the Municipal Reserve (MR) that is on the east side of 45 Avenue. The avenue and the MR are at least 30 m in width from the west edge of 45 Avenue and will provide a buffer to the riparian zone. The potential development will result in a change of stormwater management. Based on the borehole drilling report done by Smith Dow & Associates (2023), there is a gravel layer underlying the development area. This layer varies in depth from 0.5 to 4.5 m thick.

2.3 Conclusions

The following conclusions are drawn based on the evaluation:

- Vegetation in the proposed development area consists of non-native grasses, has low species diversity, and will not have a negative impact on native vegetation diversity in the area.
- The proposed application will not directly impact the riparian zone.

3 WILDLIFE ASSESSMENT

Section 3 provides information on information reviewed, evaluation and conclusion drawn based on the findings of the wildlife aspect of the overall assessment.

3.1 Information Reviewed

The following information was reviewed:

1. The City of Red Deer Land Use Bylaw 3357/2006
2. Waskasoo Area Redevelopment Plan Bylaw 3567/2016
3. Municipal Development Plan Bylaw 3404/2008
4. Geotechnical Investigation, 4240-59 Street, Red Deer, Alberta (Smith Dow & Associates Ltd. 2023)
5. Google Maps (street view) – Imagery at site was reviewed to look at topography and barriers to movement

6. Fish and Wildlife Internet Mapping Tool (FWIMT; AEP 2023) - FWIMT data were reviewed to determine if historical observations of wildlife species at risk (SAR) and wildlife habitat features (e.g., nests, leks, burrows, and dens) are within 1 km of the site (AEP 2023)
7. Landscape Analysis Tool (LAT; AEP 2021a). Provincial wildlife sensitivity data layers (AEP 2021b) were reviewed to identify provincially designated sensitive wildlife ranges, zones, and water bodies that overlap the site are within 1 km.

3.2 Current Site Conditions and Evaluation

The subject property is located entirely within the sensitive raptor range (bald eagle) and the sharp-tailed grouse survey area (AEP 2023). No other provincially designated wildlife sensitivity areas overlap the subject property or are within 1 km. Wildlife SAR that have been historically observed within 1 km of the subject property as noted in the FWIMT data including American white pelican, bank swallow, common yellowthroat, ferruginous hawk, and pileated woodpecker (AEP 2023).

There is habitat for wildlife species in the area, mainly focused along the river. Raptor and other species could nest in the treed areas along the river and other species may use this area as a travel corridor. However, based on the proposed development, the riparian area will not be directly impacted. The project will avoid the riparian area and will also avoid the MR that is on the east side of 45 Avenue.

The main area for development is a flat area with tame grass which appears to have previously served as a playground area for the Gateway Christian School (AEP 2012). Imagery at the subject property from Google Street View and Google Maps indicates that the school yard is currently surrounded with a chain link fence along the sides that parallel the road and river (i.e., west and south sides). The fence is not entirely continuous and while it would be a partial obstacle to movement by medium and large mammals, it would not stop movement of small animals (e.g., snakes and amphibians). The area with tame grass that makes up most of the subject property can provide habitat for animals to forage and move across; however, it is very open, lower quality and may be avoided due to predation risk.

3.3 CONCLUSION

The following conclusions are drawn based on the findings of the wildlife assessment:

- The proposed development will not directly impact the riparian zone. Wildlife can experience indirect impacts such as sensory disturbance, depending on the development plan.
- Certain types of development could impact wildlife movement.
- Overall, the habitat on site is low quality, with the exception of the riparian zone. Given the project will avoid that area, impacts from development on the site are expected to be low.

4 HYDROLOGY ASSESSMENT

Section 4 provides information on information reviewed, evaluation and conclusion drawn based on the findings of the hydrology aspect assessment of the overall assessment.

4.1 Information Reviewed

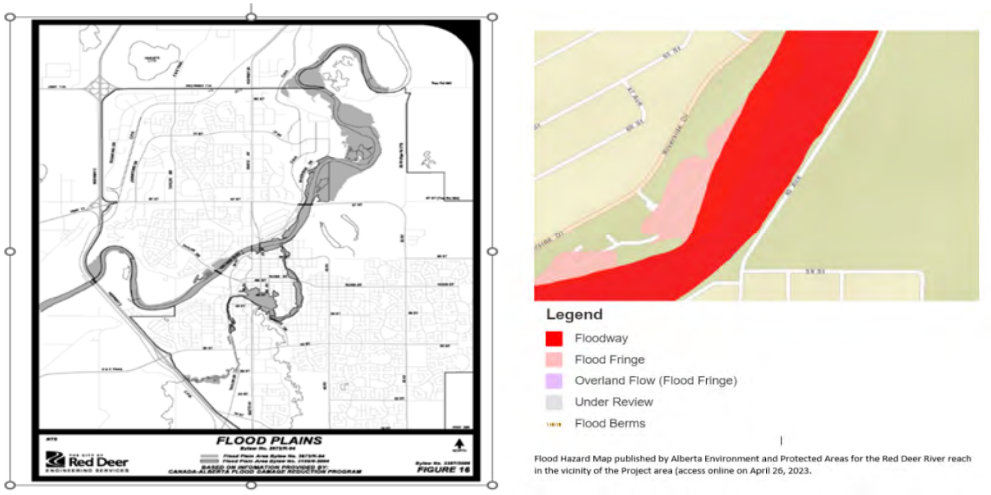
The following information was reviewed:

1. The City of Red Deer Land Use Bylaw 3357/2006

2. Waskasoo Area Redevelopment Plan Bylaw 3567/2016
3. Municipal Development Plan Bylaw 3404/2008
4. Flood hazard map of the Red Deer River prepared by Alberta Environment and Protected Areas and available online (Flood Awareness Map Application).

4.2 Current Site Conditions and Evaluation

The proposed development is located on the right bank (looking downstream) of the Red Deer. The subject area is not located in the floodway or flood fringe as indicated in the City of Red Deer Land Use Bylaw Flood Plain Maps and the flood hazard map available on the Government of Alberta website (Flood Awareness Map Application). The "red' coloured area represents floodway and "pink" coloured area represents flood fringe. As seen on this graph, the proposed development area is located outside these zones. As a result, the proposed development area is not subject to flooding potential during the floods in the Red Deer River. The proposed development will have no direct hydrologic and hydraulic impact as a result of the location of the subject area near the Red Deer River



GRAPH A City of Red Deer Land Use Bylaw Flood Plain Maps and Flood Hazard Map obtained from the Government of Alberta Website (Flood Awareness Map Application)

4.3 Conclusion

The following conclusions are drawn based on the findings of the hydrology assessment

- The proposed development is located outside the floodway and flood fringe area of the Red Deer River and will not have any flooding potential during the floods in the Red Deer River.

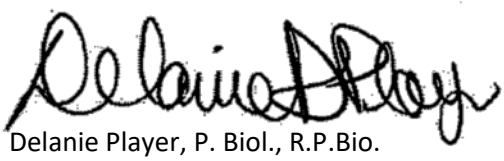
- The proposed development will have no direct hydrologic and hydraulic impact as a result of the location of the subject area near the Red Deer River.

5 CLOSURE

We trust that this letter report suits your present requirements. If you have any questions or comments, please call any of the of the undersigned at 403.237.0606.

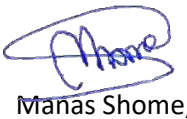
Yours truly,

Montrose Environmental Solutions Canada Inc.



Delanie Player, P. Biol., R.P.Bio.
Principal Wildlife Biologist

Shilo Andrews Brauer, M.Sc., P. Biol.
Senior Ecologist



Manas Shome, Ph.D., P.Eng.
Principal Water Resources Engineer

MS/nf
Attachments

CONTRIBUTORS

Name	Job Title	Role
Delanie Player, P. Biol., R.P.Bio.	Principal Wildlife Biologist	Authenticating Professional for Wildlife Assessment
Shilo Andrews Brauer, M.Sc., P. Biol.	Senior Ecologist	Authenticating Professional for Vegetation Assessment
Manas Shome, Ph.D., P.Eng.	Principal Water Resources Engineer	Authenticating Professional for Hydrology Assessment

DISCLAIMER

Montrose Environmental Solutions Canada Inc. (Montrose) certifies to East Lincoln Properties Corp. (the Client) that the conclusions in this report are the professional opinions of Montrose at the time of the report and concerning the scope described in the report. The opinions are based on the site conditions observed on the date set out in the report and information obtained during the performance of the scope and do not contemplate subsequent changes in site conditions or information or changes in applicable law or standards subsequent to the date of the report. Montrose has exercised a customary level of skill, care, and diligence in using information received from the Client and/or third parties in the preparation of the report, however assumes no responsibility or liability for the consequences of any error or omission contained in such information. This report was prepared solely for the use of the Client in relation to the specific scope, location, and purpose for which Montrose was retained and is not intended to be used for any variation or extension of the scope or any other project or purpose. Any other use or reliance on the report by the Client or any use or reliance by any third party without the prior express written consent of Montrose is at the sole risk and responsibility of the user and Montrose makes no representation or warranty with respect to any unauthorized use and expressly disclaims any legal duty of care to any such person. Neither Montrose nor its affiliates are responsible for damages, losses, fines, penalties, or other harm incurred by such unauthorized user as a result of decisions made or actions taken based on this report. This report may not be read or reproduced except in its entirety.

VERSION CONTROL

Version	Date	Issue Type	Filename	Description
V0.1	11-Mar-2025	Draft	36199-510 R 2025-03-11 draft V0.1.docx	Issued to client for review
V1.0	20-Mar-2025	Final	36199-510 R 2025-03-20 final V1.0.docx	Issued to client as final
V2.0	23-Jan-2026	Final Revised	36199-510 R 2026-01-23 final V2.0.docx	Edits to pages 1 and 5. Issued to client as final

6 REFERENCES

Alberta Biodiversity Monitoring Institute (AMBI). 2021. *ABMI Wetland Inventory – Metadata*. Edmonton, Alberta. November 2021.

Alberta Conservation Information Management System (ACIMS). 2022. *Element (Species and Ecological Communities) Data*. Updated June 2022. https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/download-data/

Alberta Environment and Parks (AEP). 2023. *Fish and Wildlife Internet Mapping Tool (FWIMT)*. Accessed in January 2023. https://geospatial.alberta.ca/FWIMT_Pub/Viewer/?TermsOfUseRequired=true&Viewer=FWIMT_Pub

Alberta Environment and Parks (AEP). 2021a. *Landscape Analysis Tool (LAT)*. Electronic Disposition System, Accessed February 2021. https://maps.alberta.ca/LAT/Viewer/?TermsOfUseRequired=true&Viewer=LAT

Alberta Environment and Parks (AEP). 2021b. *Wildlife Sensitivity Maps - Data Sets*. Updated January 8, 2021. https://www.alberta.ca/wildlife-sensitivity-maps.aspx?utm_source=redirector#toc-0

Government of Canada. 2021. *Species at Risk Public Registry, Species List*. Modified January 8, 2021. https://species-registry.canada.ca/index-en.html#/species?ranges=2&underConsiderationId=2&sortBy=commonNameSort&sortDirection=asc&pageSize=10

Smith Dow & Associates Ltd. 2023. *Condominium Development, 4240 - 59 Street, Red Deer, Alberta*. Red Deer, Alberta. August 22, 2023.

The City of Red Deer. 2024. *City of Red Deer Land Use Bylaw 3357/2006*. Residential Districts and Regulations. 2024. https://www.reddeer.ca/city-government/bylaws/land-use-bylaw/

SHILO ANDREWS BRAUER, M.Sc., P. Biol.

Senior Ecologist

Ms. Shilo Andrews Brauer is a Professional Biologist and senior ecologist with a Master of Science degree in Ecosystem Ecology and 20 years experience in environmental consulting. She provides vegetation and wetland support and technical expertise on biophysical impact assessments, environmental protection plans, Environmental Impact Assessments (EIAs), Environmental Evaluations, renewable energy applications and wetland regulatory applications. She has worked for various industries including municipal projects, renewable energy, oil and gas, mining and electrical utilities. Her work focuses on assessing impacts of projects on vegetation and wetland resources and protecting those resources.

PROJECT/PROFESSIONAL EXPERIENCE

Gransolar Alberta One. Blue Heron Solar Project. Vegetation and Wetland Technical Advisor

Completed vegetation and wetland constraints mapping to support project design. Provided technical expertise and senior review of survey efforts and data analysis. Supported AUC application for the Project including submission of an Environmental Evaluation and Environmental Protection Plan. Provided AUC hearing support as vegetation and wetland subject matter expert.

Travers Solar Project. Travers 3 Solar LP. Vulcan, Alberta. Project Manager.

Project manager and environmental technical support for large solar project in southern Alberta. Project support was provided from initial baseline environmental surveys through permitting, construction, operations and post-construction monitoring. Project management included regular communication with the client and multi-year management of large budgets. Work also included coordinating and supporting large complex field programs and health and safety management. Project is ongoing.

Jurassic+ Solar Project. Jurassic Solar LP. Brooks, Alberta. Vegetation and Wetland Technical Advisor.

Completed constraints mapping prior to supporting project design. Conducted baseline vegetation and wetland surveys and authored vegetation and wetland sections of Renewable Energy Project Submission Report. Answered SIRs related to the EPA approval and reviewed the Renewable Energy Referral report. Supported AUC application for the project including submission of an Environmental Evaluation. Providing continuous support of vegetation and wetland resource management during construction. Completed Wetland Assessment and Impact Report and Water Act Application. Project is approved and ongoing.

Lathom Solar Project. Lathom Solar LP. Brooks, Alberta. Project Manager.

Project manager and general environmental technical support for solar project, including the Renewable Energy Project Submission Report to EPA. Supported AUC application for the project including submission of an Environmental Evaluation. Project is approved and ongoing.

OFFICE LOCATION

Calgary, Alberta

EDUCATION

M.Sc., Ecosystem Ecology, University of Lethbridge, 2010

B.Sc., Ecosystem Ecology, University of Calgary, 2003

PROFESSIONAL AFFILIATIONS AND CERTIFICATIONS

Alberta Society of Professional Biologists (ASPB), P. Biol.

EMPLOYMENT HISTORY

Montrose Environmental Solutions Canada Inc. (formerly Matrix Solutions Inc.), Senior Ecologist, 2021 to Present

Montrose Environmental Solutions Canada Inc. (formerly Matrix Solutions Inc.), Intermediate Vegetation Ecologist, 2011 to 2021

Palliser Environmental Services Ltd., Environmental Technician, 2007 to 2010

Vulcan County, Rural Conservation Technician, 2003 to 2006

Luna+ Solar Project. Greengate Power Corporation. Brooks, Alberta. Vegetation and Wetland Technical Advisor.
Completed constraints mapping prior to supporting project design. Conducted baseline vegetation and wetland surveys and authored vegetation and wetland sections of Renewable Energy Project Submission Report. Answered SIRs related to the EPA approval and received the Renewable Energy Referral report. Supported AUC application including submission of an Environmental Evaluation for the project. Project is approved and ongoing.

Midnight Solar+ Project. Medicine Hat, Alberta. Project Manager.
Project manager and general environmental technical support for solar project, including constraints mapping and baseline environmental surveys.

Buffalo Plains Wind Farm. Copenhagen Infrastructure Partners. Lomond, Alberta. Vegetation and Wetland Technical Advisor.
Interim monitoring site assessment technical advisor supporting the implementation of reclamation assessments for a large renewable wind project. Includes assessing reclamation targets for vegetation, weeds, landscape and soil.

Confidential Solar Project. Confidential Client. Central and Southern Alberta. Vegetation and Wetland Technical Advisor.
Supporting several project developers with understanding vegetation and wetland environmental constraints and appropriate project design. Providing technical expertise to design surveys for projects and evaluate potential risks on vegetation and wetland resources.

Power Generation Sites. Versorium Energy Limited. Throughout Alberta. Vegetation and Wetland Technical Advisor.
Supported with early site selection based on vegetation and wetland constraints. Supported program execution to meet regulatory expectations and reviewed vegetation and wetland components of the Conservation and Reclamation plans and the Alberta Utilities Commission application.

Poplar River Mine Native Prairie Revegetation Plan. Westmoreland Mining Holdings. Coronach, Saskatchewan. Technical Advisor.
Technical advisor for development of native prairie revegetation plan for active coal mining operation. Included support of soil replacement, native species revegetation and reclamation monitoring plan.

Native Prairie Compensation Plan. Westmoreland Mining Holdings. Saskatchewan. Technical Advisor.
Technical advisor for the development of a native prairie compensation plan. Supported development of native prairie compensation plan, including providing native prairie compensation options to the Ministry of Environment for review and supporting consultation between the government, client and non-government organizations.

Christine Lake Regional Project Oil Sands Exploration Reclamation Monitoring. MEG Energy. Northern Alberta. Project Manager and Vegetation Technical Advisor.
Managed and technically supported the assessment and reporting requirements for multiples oil sands exploration (OSE) programs in northern Alberta. Completed the landscape and vegetation portions of OSE reclamation field assessments, including weed assessments. Completed annual reporting for the monitoring of OSE well sites. Assisted with reclamation certificate applications for OSE programs.

Christine Lake Regional Project Pre-disturbance Assessments. MEG Energy. Northern Alberta. Vegetation and Wetland Technical Advisor.
Vegetation and wetland technical advisor supporting field work, data management and report completion for pre-disturbance assessments in support of SAGD projects.

Great Divide Project Oil Sands Exploration Reclamation Monitoring. Connacher Oil and Gas Limited. Northern Alberta. Project Manager and Vegetation Technical Advisor.
Managed and technically supported the assessment and reporting requirements for multiples oil sands exploration (OSE) programs in northern Alberta. Completed the landscape and vegetation portions of OSE reclamation field assessments, including weed assessments. Completed annual reporting for the monitoring of OSE well sites. Assisted with reclamation certificate applications for OSE programs.

Peace River Complex Oil Sands Project Wetland and Water Body Monitoring Program. CNUL. Northern Alberta. Vegetation and Wetland Technical Advisor.

Technical advisor for vegetation and wetland monitoring field work, data analyses and regulatory reporting in support of wetland assessments designed to monitor long-term wetland impacts of oil sands thermal projects. Ongoing.

Tucker Oil Sands Project Wetland and Water Body Monitoring Program. Strathcona Resources. Northern Alberta. Vegetation and Wetland Technical Advisor.

Technical advisor for vegetation and wetland monitoring field work, data analyses and regulatory reporting in support of wetland assessments designed to monitor long-term wetland impacts of oil sands thermal projects. Ongoing.

Sunrise Oil Sands Project Wetland and Water Body Monitoring Program. Cenovus. Northern Alberta. Vegetation and Wetland Technical Advisor.

Technical advisor for vegetation and wetland monitoring field work, data analyses and regulatory reporting in support of wetland assessments designed to monitor long-term wetland impacts of oil sands thermal projects.

Gahcho Kué Diamond Mine. Ni Hadi Xa/De Beers. Northwest Territories. Project Manager.

Project manager supporting Ni Hadi Xa with multiple environmental reviews for the De Beers Gahcho Kué Mine. Worked closely with Ni Hadi Xa and De Beers to reach understandings regarding environmental recommendations.

Prince's Island Park Pedestrian Bridge Biophysical Impact Assessment. City of Calgary. Calgary, Alberta. Vegetation and Wetland Technical Advisor.

Responsible for vegetation surveys, rare plant surveys, weed surveys, wetland and riparian field work and reporting to support Biophysical Impact Assessment.

Old Refinery Park and Millican Estates Redevelopment Project Biophysical Impact Assessment. City of Calgary. Calgary, Alberta. Vegetation and Wetland Technical Advisor.

Responsible for vegetation surveys, rare plant surveys, weed surveys, wetland and riparian field work and reporting to support Biophysical Impact Assessment.

Inglewood Bird Sanctuary Biophysical Impact Assessment. City of Calgary. Calgary, Alberta. Vegetation and Wetland Technical Advisor.

Responsible for vegetation surveys, rare plant surveys, weed surveys, wetland and riparian field work and reporting to support Biophysical Impact Assessment.

Calgary Zoo Flood Mitigation Biophysical Impact Assessment. City of Calgary. Calgary, Alberta. Vegetation and Wetland Technical Advisor.

Responsible for vegetation surveys, rare plant surveys, weed surveys, wetland and riparian field work and reporting to support Biophysical Impact Assessment.

12 Street SE Bridge Replacement Project Biophysical Impact Assessment. City of Calgary. Calgary, Alberta. Vegetation and Wetland Technical Advisor.

Responsible for vegetation surveys, rare plant surveys, weed surveys, wetland and riparian field work and reporting to support Biophysical Impact Assessment.

St. Patrick's Island Bank Stabilization Biophysical Impact Assessment. City of Calgary. Calgary, Alberta. Vegetation and Wetland Ecologist.

Responsible for vegetation surveys, rare plant surveys, weed surveys, wetland and riparian field work and reporting to support Biophysical Impact Assessment.

Tree Protection Plans. City of Calgary. Calgary, Alberta. Field Lead, Author and Technical Advisor.

Completed field work, data management and reporting for tree protection plans for various City of Calgary Projects.

Habitat Restoration Plans. City of Calgary. Calgary, Alberta. Vegetation and Wetland Technical Advisor.
Created habitat restoration plans for various City of Calgary projects.

Burnt Timber Gas Plant. Shell Canada. Sundre, Alberta. Vegetation and Wetland Technical Advisor.
Provided vegetation and wetland technical support during reclamation and remediation, including vegetation and wetland health assessments, reclamation planning and regulatory reporting.

Waterton Gas Plant. Shell Canada. Waterton, Alberta. Vegetation and Wetland Technical Advisor.
Provided vegetation and wetland technical support during reclamation and remediation, including vegetation and wetland health assessments, reclamation planning and regulatory reporting.

Environmental Assessment. ATCO Electric Ltd. Alberta. Vegetation and Wetland Discipline Lead and Field Crew Lead.
Conducted desktop environmental constraints exercise and vegetation and wetlands field work and reporting to support AUC facilities application.

Jumping Pound Gas Plant. Shell Canada. Jumping Pound, Alberta. Vegetation and Wetland Technical Advisor.
Provided vegetation and wetland technical support during reclamation and remediation, including vegetation and wetland health assessments, reclamation planning and regulatory reporting.

Multiple Drilling Sites. Shell Canada. Alberta. Vegetation and Wetland Technical Advisor.
Provided vegetation and wetland technical support during reclamation and remediation, including vegetation and wetland health assessments, rare plant surveys and mitigation, reclamation planning and regulatory reporting.

Environmental Impact Assessments. Multiple Clients. Northern Alberta. Vegetation and Wetland Discipline Lead and Technical Advisor.
Conducted and supported baseline condition vegetation and wetland surveys for steam-assisted gravity drainage (SAGD) projects in northern Alberta. Prepared vegetation sections of EIAs. Assessed the impacts of projects, including loss of landscape, atmospheric pollutants and alterations to surface water/groundwater on vegetation.

APPL Pipeline Replacement Project, Trans-Northern Pipelines Inc. (TNPI). Vegetation and Wetland Ecologist, Environmental Inspector.
Completed environmental compliance audits of environmental inspectors for the construction of the TNPI APPL project, ensuring requirements of the Environmental Protection Plan were being met.

Environmental Compliance Audits. Enbridge. Field Assistant.
Assisted with the field portion of environmental compliance audits for industrial facilities, including downstream oil and gas facilities in Alberta and Saskatchewan.

Cabin Ridge Coal Exploration Project. Cabin Ridge Project Limited. Crowsnest Pass, Alberta. Qualified Environmental Professional.
Qualified environmental professional on site providing environmental support for coal exploration program. Completed whitebark and limber pine pre-construction surveys. Monitored construction and exploration to ensure Coal Exploration Program requirements were being met. Supported watercourse crossing notifications and management. Managed and implemented erosion and sediment control measures.

Isolation South and Elan South Coal Project Environmental Assessment. Atrum Coal. Crowsnest Pass, Alberta. Vegetation and Wetland Discipline Lead and Field Lead.
Conducted baseline Ecological Land Classification, rare plant, grassland, weed and wetland surveys in support of the EA. Surveyed occurrence, density and health of whitebark and limber pine. Managed vegetation field programs to ensure data collected will meet all requirements of the environmental assessment.

Caribou Habitat Restoration Monitoring Program. TransCanada Pipelines. Alberta. Project Manager and Author.
Project manager and author of Ground Based Monitoring Protocols for caribou habitat restoration measures (e.g. access control, tree planting, line of sight) implemented on recently constructed pipelines and offsets. Lead field ecologist for implementation of Ground Based Monitoring Protocols in northeastern Alberta.

Linear Feature Revegetation Monitoring, Jacos. Alberta. Vegetation and Wetland Ecologist.
Field ecologist for the monitoring of revegetation success along 2D and 3D linear features in caribou habitat in the Japan Canada Oil Sands Limited (JACOS) Hangingstone lease area. A combination of remote-sensing and ground based detailed vegetation plots were used to monitor revegetation along linear features and to correlate results from ground-based monitoring plots with remotely sensed imagery and data (e.g., Normalized Difference Vegetation Index).

Caribou Habitat Restoration Trial, Brion Energy. Albera. Vegetation and Wetland Ecologist.
Vegetation and wetland ecologist supporting monitoring of vegetation restoration and natural recovery in caribou habitat for the McKay River Commercial Project, located in northeast Alberta. Completed detailed vegetation monitoring plots to collect information about different restoration techniques.

Caribou-Lichen Study. Statoil. Alberta. Vegetation and Wetland Ecologist.
Field ecologist supporting studies to analyze the spatial distribution of lichen and related environmental and anthropogenic conditions.

Rare Plant Monitoring. Grande Cache Coal Corporation. Grande Cache, Alberta. Vegetation Ecologist.
Completed annual monitoring of rare plant populations and rare plant translocation sites. Completed annual reporting to submit to regulator.

Pipeline Pre-construction Surveys. Enbridge Inc. Saskatchewan and Manitoba. Vegetation and Wetland Ecologist.
Conducted pre-construction wetland heath assessment and function analyses surveys prior to pipeline construction.

Pipeline Environmental Assessment Surveys. Shell Canada. Alberta. Vegetation and Wetland Field Crew Lead.
Completed ecological landscape classification surveys, topsoil checks, wetland classification surveys, rare plant surveys and weed surveys to support environmental approvals.

Vulcan County Sustainable Agriculture Program. Vulcan, Alberta. Conservation Technician.
Planned, managed and executed Vulcan County's sustainable agriculture program to encourage stewardship and environmental practice change in rural Alberta. Completed and interpreted wetland, riparian and range health assessments. Assisted agricultural fieldman with vegetation and weed management program.

Alberta Environmental Farm Plan Workshops. Vulcan, Alberta. Technical Assistant
Assisted over 100 agricultural producers with the technical aspects of completing an environmental assessment and management plan for their farm.

Town of Strathmore. Strathmore, Alberta. Water Quality Monitor.
Completed an extensive water quality monitoring project on the Bow River comprised of daily sampling (summer and winter), delivery of samples to the laboratory and data management. Sampled wastewater storage facility and analyzed data to ensure samples did not exceed Alberta Environment and Sustainable Resource Development water quality limits for wastewater irrigation.

SELECTED PUBLICATIONS

Brauer S.F. (Née Andrews), Flanagan L.B., Sharp E.J. and T. Cai. 2012. "Variation in water potential, hydraulic characteristics and water source use in montane Douglas-fir and lodgepole pine trees in southwestern Alberta and consequences for seasonal changes in photosynthetic capacity." *Tree Physiology*. 32: 146-160.

Brauer S. (Née Andrews). 2010. "Tracing changes in uptake of precipitation and groundwater and associated consequences for physiology of Douglas-fir and lodgepole pine trees in montane forests of southwest Alberta." Master's Thesis. University of Lethbridge, Lethbridge, Alberta.

Memo

Stantec

To:	Red Deer Tribunals Subdivision and Development Appeal Board	From:	Lindsay Haskins, P.Eng. Stantec Consulting Ltd
File:	113678532	Date:	January 22, 2026

Reference: City of Red Deer – Riverglen Village Traffic Memo

1 INTRODUCTION

This traffic memorandum intends to evaluate the potential traffic impacts of the proposed development of a 1.682 hectare site located at the northeast quadrant of the intersection of 59 Street and 45 Avenue in the City of Red Deer. The site location is illustrated in **Figure 1**.

Figure 1 – Site Location

2 LAND USE

The zoning for the site is PS – Public Service (institutional or Government) District zoning, which allows for a variety of discretionary uses including supportive living accommodation .

The proposed development consists of seniors supportive living accommodation, with a total of 48 residential units and 59 surface parking stalls.

Reference: **City of Red Deer – Riverglen Village Traffic Memo**

3 TRIP GENERATION

The expected trip generation for the development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual 12th Edition (Land Use 252 – Senior Adult Housing - Multi Family). The resulting traffic projected to be generated by the site is presented in **Table 1**.

Table 1 – Trip Generation for Proposed Supportive Living Facility

Time Period	Trip Rate	Total Trips, 48 units
AM Peak Hour	0.19 / unit	9 trips per hour
PM Peak Hour	0.25 / unit	12 trips per hour
Daily	3.25 / unit	156 trips per day

As shown in Table 1, the site is not expected to generate a significant amount of traffic and is unlikely to have any impact on the adjacent road network.

Similar land uses were also reviewed from the ITE Trip Generation Manual, including 254-Assisted Living, 255-Continuing Care Retirement Community, and 253-Congregate Care Facility. All three sets of rates would generate equal or slightly lower trip counts.

Typically, a Transportation Impact Assessment (TIA) is required for a development if it is anticipated to generate 100 or more trips in the peak hour. At only 12 trips/hour, this site is not expected to require further analysis, under the Senior Adult Housing land use or any of the similar land uses considered.

4 CONCLUSIONS

Based on the information reviewed, the traffic generated by the development of a Seniors Supportive Living facility will not have a significant impact on the adjacent and surrounding road network.

We trust that this will meet your requirements, should have you have further questions or comments please feel free to contact the undersigned.

Sincerely,

Stantec Consulting Ltd.

Lindsay Haskins P. Eng.

Senior Transportation Engineer, Aberta TPTE Team Lead
Phone: 780 969 2001
Lindsay.Haskins@stantec.com

Permit Number: P0258

INSPECTIONS & LICENSING DEPARTMENT

Respondent Report for the Subdivision and Development Appeal Board (SDAB) Hearing

February 04, 2026, at 5:00 p.m. – Council Chambers

Appellant:	East Lincoln Properties Corporation
Applicant:	East Lincoln Properties Corporation
Respondent:	The City of Red Deer
Appeal No:	SDAB 006 2025
Proposed Use:	Supportive Living Accommodation
Proposed Site:	4240 59 Street, Red Deer AB
Legal Description:	Lot 2; Block 1; Plan 1522489

Part I – Summary of Appeal

1. **June 03, 2025**
   The appellant submitted a Development Permit application (Exhibit A) for a proposed Supportive Living Accommodation at 4240 59 Street, Red Deer.

   The proposed Development is on lands zoned Public Service (Institutional or Government) Zone: PS.

2. **June 12, 2025**
   Development Officer Jay Hallett reviewed the application and noted that the application needed some additional information before the application could proceed. A Letter of Incomplete was sent.

3. **October 22, 2025**
   Additional information was submitted and the application deemed complete and a full review commenced.

4. **October 27, 2025**
   The Development was considered to have an interest to the neighbourhood, and as such a referral was sent to 33 nearby properties.

5. **November 26, 2025**
   Application was presented to the Municipal Planning Commission (MPC).

MPC refused the Development application, and a letter with reasons was submitted to the applicant. (Exhibit D)

6. **December 3, 2025**
   The Appellant filed the notice of appeal with the intent to appeal the decision of Refusal given by MPC. (Exhibit E)

Part II – Authority of the Board Under The Municipal Government Act

7. Decisions on Development Permit applications may be appealed by filing a notice of appeal pursuant to Section 685 of the Municipal Government Act, RSA 2000, c M-26 (the "MGA") to the Subdivision and Development Appeal Board (the "Board") in accordance with the timelines set out in Section 686.

8. The decision of MPC was issued on November 27, 2025. The notice of appeal was received on December 3, 2025.

9. Section 687 of the MGA sets out the statutory requirements for the Board when determining an appeal.

Hearing and decision

10. Section 687(1) provides:

(1)At a hearing under section 686, the board hearing the appeal must hear

(a) the appellant or any person acting on behalf of the appellant,

(b) the development authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the development authority,

(c) any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and

(d) any other person who claims to be affected by the order, decision or permit and that the subdivision and development appeal board agrees to hear, or a person acting on behalf of that person.

(2) The board hearing the appeal referred to in subsection (1) must give its decision in writing together with reasons for the decision within 15 days after concluding the hearing.

(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

(a.1) must comply with any applicable land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

(b) must have regard to but is not bound by the subdivision and development regulations;

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

(4) In the case of an appeal of the deemed refusal of an application under section 683.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 683.1(2).

Part III – Legislative Framework

Zoning Bylaw (ZB) (Exhibit B)

11. Section 9.40.3.20 - A Supportive Living Accommodation in a PS zone, is considered a Discretionary Use in the City of Red Deer Zoning Bylaw.

12. Section 12.150.1.1 - The area of Waskasoo has applicable Character Statements that define the character of the area and outline regulations establishing the design parameters to which a proposal for redevelopment in the area must adhere.

13. Section 12.150.1.2 - The Development Authority will use Character Statements in conjunction with the Zoning Bylaw to evaluate if an application maintains the character of the affected area.

14. Section 12.150.1.3 - Where the requirements in the Zoning Bylaw conflict with the Character Statements, the Character Statements prevail.

15. Section 2.10.2 - The Municipal Planning Commission may act in place of a Development Officer.

16. Section 2.100.1 - The Development Officer:
    2.100.1.7 may, in respect of an application for a Discretionary Use:
    2.100.1.7.3 refer the application to the Municipal Planning Commission.

17. Section 2.110.2 - The Municipal Planning Commission may, in respect of an application for a Discretionary Use:
        2.110.2.1 approve with or without conditions; or
        2.110.2.2 refuse, providing reasons.

Waskasoo Character Statements (Exhibit C)

18. The proposed development at 4240 59 Street, falls within the Waskasoo Environmental Character Area, which contains 17 Character Statements. Character Statements are intended to set out design parameters and considerations for redevelopment within a defined area.

19. Proposed developments within the Waskasoo Character Area must be evaluated based on compliance with the Zoning Bylaw, and the relevant Character Statements.

20. Character Statements include both requirements and recommendations. The former are usually denoted by “shall”, the latter by “should”. When a design parameter is recommended by not mandatory, the Development Authority has discretion based on the circumstances but ought to consider whether the requirement is appropriate.

21. Sometimes design elements are intended to be entirely at the Development Authority’s discretion; statements beginning with “may”, for example, indicate the level of compliance is subject to such discretion.

Part IV – Analysis

22. The subject property is zoned Public Service (PS) District. The purpose of this district is to provide for institutional, and community-serving uses. A Supportive Living Accommodation is listed as a Discretionary Use within this district.

23. Given the high public interest in the proposed Supportive Living Accommodation at 4240 59 Street, Administration requested that the application should be heard by MPC.

24. In addition to MPC referral, 33 letters were sent to adjacent property owners.

Public Input and Mitigation of Impacts

25. The public consultation process revealed significant community concern regarding the loss of "informal" open space and traffic safety.

26. While the community has historically used this private land as a park, the current PS zoning grants the owner the right to apply for a range of Permitted and Discretionary Uses. The analysis must distinguish between the loss of an informal public amenity and the actual land-use impact of the proposed facility.

27. Concerns regarding student safety on 59 Street were noted. The applicant's provision of internal walkways and a surplus of on-site parking are intended to minimize conflicts between facility operations and school-zone traffic.

Evaluation of Discretionary Use Against The City of Red Deer Zoning Bylaw

28. Definition and Intent of Discretionary Use Pursuant to the Zoning Bylaw, a Discretionary Use is a land use that may be appropriate in a specific zone but requires a case-by-case evaluation of the impact on the surrounding area. The Development Authority (MPC) must be satisfied that the use is compatible with its context. In other words, if the SDAB refuses an application for a Discretionary Use, it must have a planning reason for doing so.

29. The evaluation of a Discretionary Use rests on whether the proposed development:
    1. Conforms to the general purpose and intent of the specific Land Use District (in this case, the Public Service (PS) Zone);
    2. Complies with all applicable statutory plans (such as the Waskasoo Area Redevelopment Plan); and
    3. Impacts on neighbouring land are acceptable/compatible in context, and whether conditions can reasonably address them.

30. The proposal met or exceeds all measurable standards of the PS District, and The City of Red Deer Zoning Bylaw, including:
    1. Setbacks,

2. Building height,
3. Site coverage,
4. Amenity space,
5. Parking,
6. Landscaping requirements, and
7. Developed Areas regulations.

31. City of Red Deer Administration concluded that the proposed use at the site is feasible, and current infrastructure was sufficient for the use.

Waskasoo Character Statements and Built Form

32. As the proposed application area fell within the Waskasoo Environmental Character Statement area it was expected to demonstrate alignment with the 17 Waskasoo Character Statements applicable to that area.

33. Application of the Waskasoo Character Statements: As specified in Section 12.150 of the Zoning Bylaw, Character Statements are not merely suggestions; they are the lens through which the Development Authority evaluates if a development fits within the neighborhood context. The way in which the specific Character Statements should be applied are described in section 1.4 Interpretation of the Waskasoo Character Statement document and described below:

    "Wording contained in the following Character Statements are intentional and contain "shall", "should" and "may" statements. Character Statements that contain "shall" are those which must be followed. "Should" statements mean compliance is required but the Development Authority has some discretion based on the circumstances of the specific case. "May" statements indicate that the Development Authority determines the level of compliance that is required. Terms identified by capitalized first letter are found in the Definitions section of this document."

34. MPC determined that the application did not meet all the requirements of the Waskasoo Character Statements and refused the application with the following reasons given:
    1. The Development's proposed built form and orientation is not conducive nor compatible to the interface of the existing community including nearby residences pursuant to 5.6 (I) of the Waskasoo Character Statements.

    2. The proposed development impacts and negates the current scenic vistas due to the block like massing. The rear facing of the building is not neighbourly, nor does it meet the requirements of the Waskasoo ARP. The development should be compatible in scale, sensitive in design and aligned with the shared community vision. The development could have more variety including setbacks and various roof heights and could be at an angle to facilitate a stepped façade, all of which would make it more compatible

within this neighbourhood. The current site orientation and building design impacts the privacy and obstructs the views and character of the street.

3. New development should not adversely affect the character of the streetscape pursuant to the 5.6 (15) of the Waskasoo Character Statements and in this case the proposed development is being sited too close to the road (59 Street). This includes the form and height having a negative impact on the neighbourhood, which is not aligned with the surrounding residential properties.

4. The Municipal Planning Commission gave weight to the Waskasoo Character Statements when determining this decision to reject the development proposal.

35. The MPC's decision to refuse the application was based on qualitative assessments of the following Waskasoo Character Statements:
    - 5.6 (1) A conservation development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife. For Public Service uses with a residential component like Assisted Living, concepts such as Pocket Neighbourhoods may be considered.

    - 5.6 (15) New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.

36. Upon hearing the appeal, the Board may confirm, revoke or vary MPC's decision, or substitute a decision of its own. This involves balancing the applicant's right to develop a use listed in the Bylaw against the community's right to a development that respects the unique built-form constraints of the Waskasoo area.

37. For context, MPC:

    1. expressed concern that the "block-like massing" of the three-storey structure would negatively impact scenic vistas and the "neighbourly" feel of the area.
    2. noted that the building's "rear" faces 59 Street, creating a poor interface with the public realm.
    3. cited the building's proximity to 59 Street as uncharacteristic of the neighbourhood.

38. While the building is closer to the road than the adjacent schools, it maintains a significant setback that exceeds the minimum PS District requirements. The tension lies between following the Zoning Bylaw (which the applicant has done) and the Character Statements which encourage deeper, more traditional residential setbacks.

Summary of Merits and Challenges

39. The development appears compliant with the requirements in the Zoning Bylaw, but it is less obvious whether it fits within the specific aesthetic and historical context of the Waskasoo Character Statements.

40. High alignment with senior housing goals; minimal traffic impact; significant preservation of open space, exceeds parking requirements; meets all PS District setbacks and height limits.

41. Perceived incompatibility of 3-storey massing with single-family residential character; "rear-facing" orientation toward 59 Street; loss of informal community open space.

42. The Board must determine whether the proposed design sufficiently respects the Waskasoo Character Statements, or if conditions of approval (such as enhanced architectural detailing or additional screening) can bridge the gap between the applicant's functional design and the community's character expectations.

Part V – Conclusion

The development permit application for the proposed Supportive Living Accommodation at 4240 59 Street has been processed in accordance with the City of Red Deer Zoning Bylaw and the Municipal Government Act. The Municipal Planning Commission (MPC), acting as the Development Authority, exercised its discretion to refuse the application on November 26, 2025, citing specific misalignments with the Waskasoo Character Statements regarding massing, orientation, and streetscape interface.

Because the development appears to comply with the standards set out in the Public Service (PS) District, the central question for the Board's consideration is the alignment with the Waskasoo Character Statements, as required by Section 12.150 of the Zoning Bylaw.

In determining this appeal, and pursuant to Section 687(3) of the Municipal Government Act, the Board may:

a. Confirm the Decision: Uphold the MPC's refusal if the Board finds that the proposed development does not sufficiently respect the Waskasoo Character

Statements or that it would unduly interfere with the amenities and character of the neighborhood.

b. Revoke the Decision: Overturn the refusal and approve the development permit if the Board finds that the proposal is compatible with the area, meets the intent of the Zoning Bylaw, and satisfactorily meets the requirements of the Waskasoo Character Statements, concluding that the technical merits and community need for senior housing are appropriately supported by the design.

c. Vary the Decision: Approve the development permit and substitute or add conditions of approval. This option may be used if the Board finds that the impacts identified by the MPC can be sufficiently mitigated through enhanced architectural requirements, additional landscaping, screening, or other amendments.

d. Substitute its Own Decision: Make a new decision on the application. This may include issuing the development permit (with or without conditions), refusing it on different grounds, or modifying the proposal/conditions in a way that the Board considers appropriate to achieve compliance with the Zoning Bylaw and applicable statutory plans, having regard to the evidence and site-specific impacts raised at the hearing.

Jay Hallett
Senior Development Officer
Inspections & Licensing, The City of Red Deer

Exhibits:

Exhibit	Description of Exhibit
A	Development Permit Application
B	City of Red Deer Zoning Bylaw 3357/2024 Excerpts
C	Appendix C Waskasoo Character Statements
D	Refusal Letter Issued by the Development Officer
E	Notice of Appeal

EXHIBIT A

Development Permit Application

EXHIBIT B

City of Red Deer Zoning Bylaw 3357/2024 Excerpts

EXHIBIT C

Appendix C Waskasoo Character Statements

EXHIBIT D

Refusal Letter Issued by the Municipal Planning Commission

EXHIBIT E

Notice of Appeal

INSPECTIONS & LICENSING DEPARTMENT

November 19, 2025

Development Permit Application for the proposed construction of a 48-unit Supportive Living Accommodation

DP088064

Subject Site: **4240 59 Street**

Applicant: **East Lincoln Properties Corporation**

Mailing Address: **4-7935 Edgar Industrial Drive, Red Deer AB, T4P 3R2**

Application Summary & Recommendation

The Applicant is seeking a development permit for a 48-unit, three story, Supportive Living Accommodation to be located at 4240 59 Street, Red Deer (Lot 2; Block 1; Plan 1522489).

The parcel is approximately 4.16 acres and zoned as Public Service (Institutional or Government) Zone: PS. Although the parcel is privately owned, it is currently being used as public space, in agreement with the landowner. The site is also subject to the Waskasoo Character Statements overlay.

The application includes onsite services to allow residents to live independently, such as a salon and homecare meeting space.

Administration supports the application.

The Commission's Decision

This report requests the Commission's decision for:

- **Discretionary Use of a Supportive Living Accommodation [9.40.3.20 of the *Zoning Bylaw* (ZB)]**

Recommended Resolution and Conditions

Administration supports this Development and recommends the following resolution:

RESOLVED that the Development Officer approves the application for a Development Permit for the Discretionary Use of a 48 Unit Supportive Living Accommodation, as shown on the plans dated November 20, 2025, and stamped as "Approved", copies of which form part of this approval (collectively referred to as the "Approved Plans"), on the lands zoned PS, located at 4240 59 Street, legally described as Lot 2; Block 1; Plan 1522489, (the "Site"), subject to the conditions listed below:

1. A Development Permit shall not be deemed completed based on this approval until all conditions except those of a continuing nature have been fulfilled to the satisfaction of the Development Officer.

2. All Development must conform to the conditions of this Development Permit and the Approved Plans, and any revisions thereto, as required pursuant to this Approval. Any revisions to the Approved Plans must be approved by the Development Authority.

3. The Applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by The City which is damaged, destroyed or otherwise harmed by development or construction on the site. Repairs shall be done to the satisfaction of The City of Red Deer. In the event that The City undertakes the repairs the Applicant shall pay the costs incurred by The City within 30 days of being invoiced for such costs.

4. Prior to the commencement of any construction, demolition or other work associated with this approval, the Applicant must provide the following documents, plans or drawings (the "Additional Documents") to the Development Officer, which must be consistent with the Approved Plans. The Additional Documents are:
    a. Revised drawings conforming to the requirements specified in Section 17 of The City of Red Deer Design Guidelines to the satisfaction of the Development Officer, including fire flow and pressure requirements for the building.
    b. Revised landscape plan to show tree protection fencing detail for the public trees around the property line, as per The City of Red Deer's Contract Specifications (Tree and Shrub Preservation Section 32 93 50 and Drawing 50 08 05). No City trees may be removed.

5. The Applicant must enter into and comply with an access agreement with The City of Red Deer as the driveway passes through a Municipal Reserve parcel prior to connecting to the development. The applicant can contact Carly Cowles, Development Coordinator at carly.cowles@reddeer.ca to initiate the agreement.

6. The Applicant must construct the site access in accordance with the Approved Plans and in compliance with City of Red Deer specifications and standards. Upon completion of the access, the Applicant must arrange an inspection with Engineering Services to confirm compliance. Any deficiencies identified during the inspection must be promptly addressed to the satisfaction of the Development Officer.

    To schedule the inspection, the Applicant may contact Carly Cowles at carly.cowles@reddeer.ca. Final approval of the access by Engineering Services is required prior to the issuance of the Completion Report.

7. The Applicant shall, prior to the commencement of any construction, demolition or other work associated with this approval, make application to Engineering Services for water, sanitary and storm service connections for any new service stubs. Costs of services shall be at the expense of the Applicant. Please contact Carly Cowles, Development Coordinator at carly.cowles@reddeer.ca to initiate the agreement.

8. Tree protection must be provided for all trees on the site not removed for construction.

9. All proposed fencing must be designed and constructed to ensure wildlife safety. Fencing shall be a maximum height of 5 feet, constructed of durable materials such as aluminum, metal, or chain link, and must not include any elements that create sharp edges or hazardous projections. Final fence details must demonstrate that wildlife can safely scale the fence into the river valley, to the satisfaction of the Development Officer.

NOTE: Additional approvals further to this Development Permit, including, but not limited to, Safety Codes Permits and Business Licensing, may be required.

Rationale for Recommendation

1. Statutory Compliance with Zoning Regulations
The proposal for a 48-unit Supportive Living Accommodation is a Discretionary Use within the Public Service (PS) Zone, aligning with the zone's intended function for institutional and community-serving uses. The development adheres to the *Zoning Bylaw*, often exceeding the required standards.

2. Alignment with Waskasoo Environmental Character
The design demonstrates a clear commitment to the intent of the Waskasoo Environmental Character Area. It limits the building coverage to just 26% of the parcel. This preservation of open space contributes positively to the area's existing park-oriented nature. The landscaping plan further supports this alignment by using xeriscaping principles and incorporating native, low-maintenance plant material. Environmental commitments, such as the inclusion of roof-mounted solar panels, rainwater harvesting, and the dedication to DarkSky compliant exterior lighting enhance the project's sustainability profile. The addition of 52 trees and 104 shrubs add to the area's park aesthetic.

3. Technical Feasibility and Mitigation of Impacts
The site is confirmed as technically suitable for the proposed facility through supporting studies, submitted plans and analysis by the relevant staff within The City of Red Deer.

4. Neighbourhood Compatibility and Land Use Context
The Supportive Living Accommodation is considered a compatible and appropriate use within its specific neighbourhood context. The site is surrounded by institutional sites (schools) and open spaces, and the provision of seniors housing and care services is considered a community benefit that compliments this context. While the site has historically been used informally as open space, the current PS zoning anticipates institutional development on this privately

owned land. The structure's massing and siting, combined with the retained open area, are designed to fit the existing streetscape and prevent undue negative impacts on privacy or views for nearby residential properties.

Subject Site and Surrounding Context

The site is located in the neighbourhood of Waskasoo, one of Red Deer's oldest and most established residential areas. Waskasoo is characterized by its mature tree canopy, large residential lots, and proximity to the Red Deer River valley and Waskasoo Park system. The neighbourhood developed in the early 20th century and retains much of its historic character, with a mix of older single-detached dwellings, infill redevelopment, and apartment buildings (limited to 55 St and 44 Ave).

Surrounding land uses are predominantly residential, with some institutional and open space uses, including:

- extensive parkland and trail systems,
- schools,
- a performing arts theatre,
- an RCMP detachment,
- a Canadian Military Detachment - 41st Signal Regiment

The area has a strong community identity and active resident involvement, particularly regarding redevelopment proposals. Waskasoo's location close to downtown provides excellent access to services and amenities while maintaining a distinct, park-oriented setting.

The site abuts the Gateway Christian School. The land was originally part of the school's parcel and was subsequently subdivided and sold by the school privately for development. Nevertheless, with the landowner's consent, the school has continued to use the land.

Proposal Details

The Applicant is seeking a Development Permit for Lot 2; Block 1; Plan 1522489, for the construction of a Supportive Living Accommodation, intended to house seniors. The proposed development includes:

- a building which is 21.9m wide, 81.5m long (oriented from east to west) and three stories high – for a total height from grade of 11.7m;
- 48 self-contained dwelling units, communal indoor and outdoor spaces, a home-care exam room, and a hair salon;
- balconies for each unit, on the south, north, east and west elevations;
- parking, in the form of 59 above-ground stalls situated to the north of the building;
- a new site access road off of 45 Ave; and
- indoor amenity space on each floor, both in the form of Common Amenity Space available to all residents, and private amenity space by way of the balconies.

The developer is proposing additional Common Amenity Space outside including:

- a 14x24 ft gazebo with seating areas,
- raised planters,
- an edible garden containing raspberry & gooseberry bushes, and
- a patio on the north side of the building, complete with picnic tables.

The total amount of proposed Common Amenity Space is 799.82 m^2, comprised of:

- 148.76 m^2 of indoor amenity space, and
- 651.06 m^2 of outdoor amenity space.

The development commits a total of 3,142.56 m^2 of the parcel as Landscaped Area, not including hard surfacing. The development will provide 52 new trees, 104 new shrubs, and 50 new ornamental prairie grasses. In addition to these plantings, the application proposes adding a total of 30 landscaping boulders.

As part of the construction, 4 existing trees will be removed. The Applicant hired an arborist who confirmed all impacted trees were poplars:

- one required immediate removal in any event because it has cracking,
- one is considered to be in fair health, and
- the other two considered to be in reasonable health with an anticipated life of 5 years if not removed.

Zoning Bylaw Review

The property is zoned as "Public Service (Institutional or Government) Zone: PS". Section 9.40.1 indicates the purpose of this zone is to provide land for uses that are public and quasi-public in nature. Supportive Living Accommodation is considered a Discretionary Use in this zone (s.9.40.3.20), meaning it is a "…use of land or Building in a Zone for which a Development Permit may be issued, with or without conditions, by the Development Authority" (s.1.50.2). A Development Authority must exercise discretion to determine whether a discretionary development is appropriate in the circumstances.

The application is for a Supportive Living Accommodation Development Permit, defined in the *Zoning Bylaw* as:

> *A use that is intended for the permanent Residential living where an operator also provides or arranges for on the Site services to assist residents to live independently or to assist residents requiring full-time care.*

Pursuant to s.2.100.1.10, the Development Officer "…may refer to the Municipal Planning Commission any application the Development Officer determines is advisable." The Development Officer also has discretion pursuant to s.2.100.1.3, in respect of Discretionary Use applications and Permitted Use applications where a variance is required, to notify landowners within 100m of the Boundary of the Site that an application was received and request their comments.

PS Zone Specific Criteria

The regulations in the PS zone impose requirements the proposed development must satisfy. The only specific requirement is pursuant to s.9.40.4, which requires the minimum floor area for each unit to be at least 23.0 m^2. The smallest unit size for this development, as per the building floor plan, are the one-bedroom studio apartments that are 59.89 m^2, which exceeds the requirement.

All other regulations noted in the PS zone are subject to Development Authority approval, this means that the Development Authority must consider them in context to the surrounding area. This might include looking at adjacent parcels to determine setbacks, overall site coverage, and the suitability of the site for the proposed development. These regulations include:

- setbacks,
- site plan,
- relationship between Buildings, structures and Open Space,
- architectural treatment of Buildings,
- provision and architecture of landscaped Open Space, and
- Parking layout.

Amenity Space Regulations

Section 3.160.1.2 specifies that Supportive Living Accommodations require a minimum of 15.0m^2 of Common Amenity Space per unit, defined as "an Amenity Space provided for communal use which must be accessible by all occupants of a Development" (s.1.50.2). A 48-unit development therefore requires at least 720 m^2. The proposed development provides for 799.82 m^2 of amenity space, exceeding the minimum requirement, as follows:

- 148.76 m^2 of indoor Amenity Space, including:
  - lounge areas on the 2nd and 3rd floor,
  - a common room on the main floor,
  - a salon, and
  - a homecare room.
- 651.06 m^2 of outdoor Amenity Space, including:
  - two patios on the north and south of building, and
  - a communal outdoor space which includes benches, raised planters, a metal gazebo, and two lawn bowling courts.

Landscaping Regulations

Landscaped Area is also subject to Development Authority approval rather than any specific percentage or quantity. Landscaped area is "the parts of a Site planted with trees, shrubs or other vegetation including soil, landscape rocks, or bedding material areas associated with plantings" (s.1.50.2).

Based on the amount of Landscaped Area, the "General Landscaping Regulations", specifically s.3.130.1.7, requires the following minimums:

- 1 tree for every 60.0m² of Landscaped Area,
- 1 shrub for every 30.0m² of Landscaped Area, and
- the ratio of deciduous trees to coniferous trees or shrubs must be approximately 2:1.

While the landscaping plan included in the initial application did not meet these minimums, following public referral and the receipt of comments pertaining to the environmental impact of the project, the Applicant provided an updated landscaping plan (which is included in the MPC package) that includes:

- 52 new trees,
- 104 new shrubs,
- 50 new ornamental prairie grasses, and
- 30 landscaping boulders.

The updated landscaping plan identifies a total of 3,142.56 m^2 of Landscaped Area which meets the requirements of the *Zoning Bylaw.*

The updated plans were reviewed and satisfy Administrations requirements.

Parking Regulations

Section 3.240, Required Parking Spaces Table, defines the numbers of parking stalls required based on the proposed development and calls for 0.4 stalls per unit for a Supportive Living Accommodation, meaning a minimum of 19 stalls would be required for the 48 units. The proposed development includes 59 stalls.

The proposed development also complies with the requirement in s.3.130.3.1 where Parking of 25 or more motor vehicles on a Site is required at ground level, landscaped islands must be provided in the interior of the Parking area to provide visual relief and break up large areas into smaller cells.

The amount and type of Parking provided in the proposed development therefore appears to satisfy the requirement – subject to the Development Authority's approval of the Parking layout.

Developed Areas Regulations

Section 3.190.1 in the *Zoning* Bylaw explains the Developed Areas Regulations apply to Developments construction of new Dwelling Units and s.3.190.2 and 3.190.3 establish a hierarchy in the event of a conflict: Character Statements prevail over the Developed Areas Regulations and the Developed Areas Regulation prevail over the Zone regulations. A genuine "conflict" occurs only where the regulations cannot be read harmoniously or would lead to an absurd result.

The Developed Areas Regulations appear largely compatible with the proposed development. One possible issue is the maximum Building Heigh prescribed in s.3.190.6.2:

> *The maximum Building Height must be within 1 storey of the existing Principal Building with the least number of storeys on an Abutting Residential Zone Site, except if the Abutting Site with the least number of storeys is within the R-H Zone, then the Zone regulations for maximum Building Height applies.*

Section 1.50.2 explains: "Abut or Abutting means physically touching or sharing a common border such as a Boundary". In that context, the Building Height limitation does not apply as there are no residential-zoned sites physically touching or sharing a border as the bylaw contemplates.

In addition, the abutting land to the east contains a School with a roofline that sits at 10.25 m above grade. While the proposed development is proposed to be 11.665 m from grade.

Waskasoo Character Statement Considerations

The proposed development is within the Waskasoo Environmental Character Area, which contains 17 recommended design elements. Character Statements are intended to set out design parameters for redevelopment within a defined area.

Character Statements include both requirements and recommendations. The former are usually denoted by "shall", the latter by "should". When a design parameter is recommended by not mandatory, the Development Authority has discretion based on the circumstances but ought to consider whether the requirement is appropriate.

Sometimes design elements are intended to be entirely at the Development Authority's discretion; statements beginning with "may", for example indicate the level of compliance is subject to such discretion.

Terms identified by capitalized first letter are found in the Definitions section of this document.

The applicable Character Statements for this development, including comments specific to this development are provided below:

1. **A conservation development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife. For Public Service uses with a residential component like Assisted Living, concepts such as Pocket Neighbourhoods may be considered.**

   The total built area is proposed to be 26% of the total parcel. The remaining open space will continue to contribute to the existing adjacent open space and will continue to act as an amenity to wildlife.

The applicant has committed to allowing the school to continue to use the remainder of the property for recreation. The applicant has also contacted the school to possibly provide a snow hill for children in the NE of the property.

2. **Mature street character, scenic Vistas viewable from the road, and existing natural features of the area shall be maintained.**

   Natural features remain intact; all onsite trees removed for construction will be replaced.

   The development proposes adding additional trees and shrubs with the landscaping plan having been assessed and supported by The City of Red Deer.

3. **Buildings should be designed to include environmentally sustainable design features by incorporating the use of green technologies, Ecological Design, water conservation measures.**

   The project includes roof mounted solar panels as an alternative power supply.

   There will be rain barrels, for water harvesting, for use in the community garden.

   The applicant will include LED lighting, low flow water fixtures, high efficiency boilers, heat recovery ventilators, etc.

4. **Low maintenance Landscaping with native non-invasive plant material shall be required and the incorporation of both Xeriscaping and Naturescaping is encouraged. The use of herbicides and pesticides is strongly discouraged.**

   The landscape plan utilizes the concept of Xeriscaping and the applicant has committed to not irrigating any portion of the property.

   The landscaping plan has been assessed and supported by The City of Red Deer and must comply with all relevant City of Red Deer specifications.

5. **Landscaped areas and islands throughout parking and storage areas shall be provided to intercept precipitation, reduce surface heating, provide canopy shading, and enhance the appearance.**

   The applicant has provided two landscaping islands in the parking area to the satisfaction of The City of Red Deer.

6. **Permeable and semi-permeable paving surfaces should be provided to improve ground water recharge and reduce storm water runoff.**

   The developer has provided roof drainage that is either contained in rain barrels or is absorbed on the landscaped portion of the site. The developer has also provided on-site

storm water management in the parking area that eliminates runoff from the site. Storm water is collected in an oil/grit separate which removes materials from the stormwater before ultimately discharging stormwater into the City's stormwater system. The site drainage has been designed to the satisfaction of The City of Red Deer and meets the intent of the character statement.

7. **A system to capture and recycle roof runoff and rainwater should be provided for landscape watering. If this system is proposed, the use of roofing materials that do not yield contaminants is recommended.**

   There will be rain barrels, for water harvesting, to be used in the garden.

   The applicant was made aware of the recommendation to use roofing materials that do not yield contaminants.

8. **Adaptive reuse of existing Buildings and structures is encouraged.**

   Not applicable, no existing structures.

9. **All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River.**

   The development does not require the changing of roadways.

10. **Shared driveways are encouraged. Other reductions in impervious surfaces may be achieved through the elimination of curbing and the use of decorative pervious surfaces for sidewalks, driveways, and trails.**

    The location of the proposed driveway has been approved by The City of Red Deer and will need to comply with The City of Red Deer Contract Specifications.

11. **Disruption of any open space proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on development plans and shall be restored with vegetation that is compatible with the natural characteristics of the site.**

    The landscaping plan has been designed to the satisfaction of The City of Red Deer.

12. **Excavated material may be used for the creation of berms or to provide a low fertility soil for the creation of wild flower meadows or similar semi-natural habitats to blend with the more naturalized character of the area.**

    The applicant has contacted the school to use fill material to provide a snow hill for children in the NE of the property.

13. **Existing specimen conifer and deciduous trees shall be identified on a site plan and protected during site construction activities and after by ensuring Buildings, services or Hard Surface areas are not sited too close.**

    This will be a condition of approval if the application is approved:

    - Tree protection must be provided for all trees on the site not removed for construction.

14. **New trees planted should be of a similar species than what is currently found in the Waskasoo Environmental Character Area. Edible vegetation such as fruit trees and berry bushes should be included in Landscaping.**

    This has been provided on the landscape plan, with the following species being provided:
    - Mountain Ash.
    - Kerr Crab-Apple.
    - Courageous Crab-Apple.
    - Swedish Columnar Aspen.
    - Paper Birch.
    - White Spruce.
    - Boyne Raspberry.
    - Pixwell Gooseberry.
    - Red Osier Dogwood.

    The landscaping plan and the selected species have been designed to the satisfaction of The City of Red Deer.

15. **New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.**

    The building will not cast shadows on adjacent buildings as the building is located to the north of 59 St with no development to the north of the proposed development.

    The developed areas to the east of the proposed site contain multiple institutional buildings that all contribute to the developed feel of the area. The height of these buildings varies, and the neighbouring school is 10.25m in height.

16. **Location, style, and amount of fencing proposed around and/or adjacent to open space areas shall have consideration for the movement of wildlife and the prevention of opportunities for wildlife entrapment.**

City of Red Deer fencing surrounding the existing Municipal Reserve to the west of the proposed development will be removed by The City of Red Deer.

Existing fence surrounds the property, all new fencing must be designed to comply with the requirements of The City of Red Deer *Zoning Bylaw*.

In addition, to ensure new fencing considers the movement of wildlife a condition of approval if the application is approved has been added.

- All proposed fencing must be designed and constructed to ensure wildlife safety. Fencing shall be a maximum height of 5 feet, constructed of durable materials such as aluminum, metal, or chain link, and must not include any elements that create sharp edges or hazardous projections. Final fence details must demonstrate that wildlife can safely scale the fence into the river valley, to the satisfaction of the Development Officer.

17. **In order to reduce ambient light levels which will reduce the impact of light on nocturnal environments, exterior lighting on Buildings or within yards should be pointed down particularly near the Sanctuary.**

    External lighting will be specified to meet DarkSky approved lighting requirements.

Supporting Reports and Approvals

All reports and approvals have been included in Appendix C. Below is a summary of each:

Historical Resources Approval
Historical Resources Act approval is granted.

Montrose Environmental – Vegetation, Wildlife, and Hydrology Assessment in Support of the Development Permit Application for the Property 4240 59 Street

- **Vegetation** in the proposed development area consists of non-native grasses, has low species diversity, and development will not have a negative impact on native vegetation diversity in the area. The proposed development will not directly impact the riparian zone.
- **Wildlife** could experience indirect impacts such as sensory disturbance, but because the habitat on site is low quality (except for the riparian zone - which the development is not anticipated to affect), the proposed development is not anticipated to disrupt movement corridors or direct impact wildlife.
- **Hydrology** should be unaffected because the proposed development is located outside the floodway and flood fringe area of the Red Deer River. In that context, there are no direct hydrologic and hydraulic impacts associated with the proposal.

Stantec - Riverglen Village Traffic Memo
Traffic generated by a Seniors Supportive Living facility is not expected to have a significant impact on the adjacent and surrounding road network.

Consultation

As part of the procedural review process, the development application DP088064 was circulated to the following internal departments:

- Engineering
- Planning
- Electric, Light & Power
- Emergency Services
- Parks & Public Works

All comments received from internal departments were incorporated into the conditions Administration is proposing MPC adopt if the application is approved.

In addition to the internal review, and in alignment with The City of Red Deer *Zoning Bylaw*, details of the application were circulated to any property within 100m of the proposed development Site. Any comments received and a summary is found in Appendix D.

Analysis

Zoning, Regulations, and Site Design
The proposal conforms to the intent of the PS Zone, which is to provide land for public and quasi-public uses. A seniors Supportive Living Accommodation is consistent with this purpose, as it provides a community-serving facility that addresses housing and care needs within the city.
From a regulatory standpoint:

- **Use and density**: The number of units and overall site coverage fall within what can reasonably be contemplated for a PS-zoned supportive living facility on a parcel of this size.

- **Building height and form**: The building height complies with the zone regulations. The nearest residential dwellings are located across 59 Street to the south and do not abut the site. Abutting lands to the north, east, and west are institutional or open space in nature. As a result, the proposed height and massing are not expected to create undue shadowing, privacy, or overlook impacts on neighbouring residential properties.

- **Amenity space**: The *Zoning Bylaw* requires a minimum of 15.0 m² of Common Amenity Space per unit for a Supportive Living Accommodation. For 48 units, at least 720 m² is required. The development provides a total of approximately 799.82 m² of Amenity Space (148.76 m² indoor and 651.06 m² outdoor), exceeding the minimum requirement. Indoor common spaces on each floor, together with outdoor amenities such as the gazebo, garden, and patio, provide a range of functional and attractive spaces for residents.

- **Landscaping**: Landscaped Area is subject to Development Authority approval rather than a fixed percentage. Based on the total Landscaped Area, the General Landscaping Regulations trigger minimum tree and shrub counts. The updated landscaping plan proposes 52 new trees, 104 shrubs, ornamental prairie grasses, and landscape boulders, meeting and exceeding the minimums and responding directly to environmental and visual concerns raised through referral. The plan has been reviewed and accepted by Administration.

- **Parking**: The parking requirement for Supportive Living Accommodation is 0.4 stalls per unit, resulting in a minimum of 19 stalls. The development proposes 59 stalls, significantly above the minimum. Parking design includes landscaped islands to break up large, paved areas, as required where 25 or more stalls are provided. Final parking layout is subject to Development Authority approval, but the quantity and general configuration meet the bylaw standards.

The Developed Areas Regulations apply to the construction of new Dwelling Units in this area. There is no conflict between those regulations and the PS Zone provisions in this case. Although the Developed Areas Regulations include a height relationship standard relative to abutting residential sites, that standard does not apply here because there are no residential-zoned parcels that abut (i.e., physically touch or share a boundary with) the subject site. The institutional and open space context surrounding the site allows the building to meet both the zone regulations and the broader intent of the Developed Areas Regulations.

Waskasoo Character Statements and Context

The site lies within the Waskasoo Environmental Character Area, where Character Statements provide detailed design direction intended to preserve the area's naturalized, park-oriented character. Some elements are expressed as requirements ("shall"), while others are recommendations ("should" or "may") that allow for Development Authority discretion.

In this instance, the proposal demonstrates substantial alignment with the Character Statements, including:

- **Open space and natural character**: The development clusters the built form on a portion of the site, preserving a large open area that continues to function as an amenity for both residents and wildlife. The landowner has committed to allowing the adjacent school to continue using the balance of the property for recreational purposes, and to exploring additional features such as a snow hill.

- **Landscaping and environmental design**: The landscape plan incorporates low-maintenance, largely native and non-invasive plant material, edible vegetation (fruit trees and berry bushes), and a naturalized approach consistent with xeriscaping principles. The applicant has committed to not irrigating the property, relying instead on plant selection and design to maintain the landscape.

- **Sustainability features**: The building will incorporate environmentally sustainable design elements, including roof-mounted solar panels, rainwater harvesting for garden use, and energy-efficient building systems consistent with current energy codes and best practices.

- **Parking and site layout**: The provision of landscaped islands and tree planting within the parking area helps intercept precipitation, provide shading, and reduce the visual impact of hard surfaces, in keeping with the Character Statements' direction for parking design.

- **Lighting and fencing**: The proposal includes dark-sky-sensitive exterior lighting and replacement of existing chain link fencing with decorative fencing designed to accommodate wildlife movement and avoid entrapment, consistent with the character guidance.

Where the proposal does not strictly meet all optional or recommended elements—such as the use of permeable paving—the overall site design, extensive landscaping, and retention of significant open space collectively advance the intent of the Waskasoo Character Statements and the Environmental Character Area policies.

Neighbourhood Compatibility and Public Input
From a land-use compatibility perspective, the PS District anticipates a mix of institutional, educational, and community-serving uses. A seniors Supportive Living Accommodation complements this context by providing housing and care services in close proximity to schools, parkland, trails, and the broader Waskasoo neighbourhood. The form and siting of the building, together with the preservation of a substantial open area, help ensure that the development fits within the existing streetscape and maintains the area's park-oriented character.

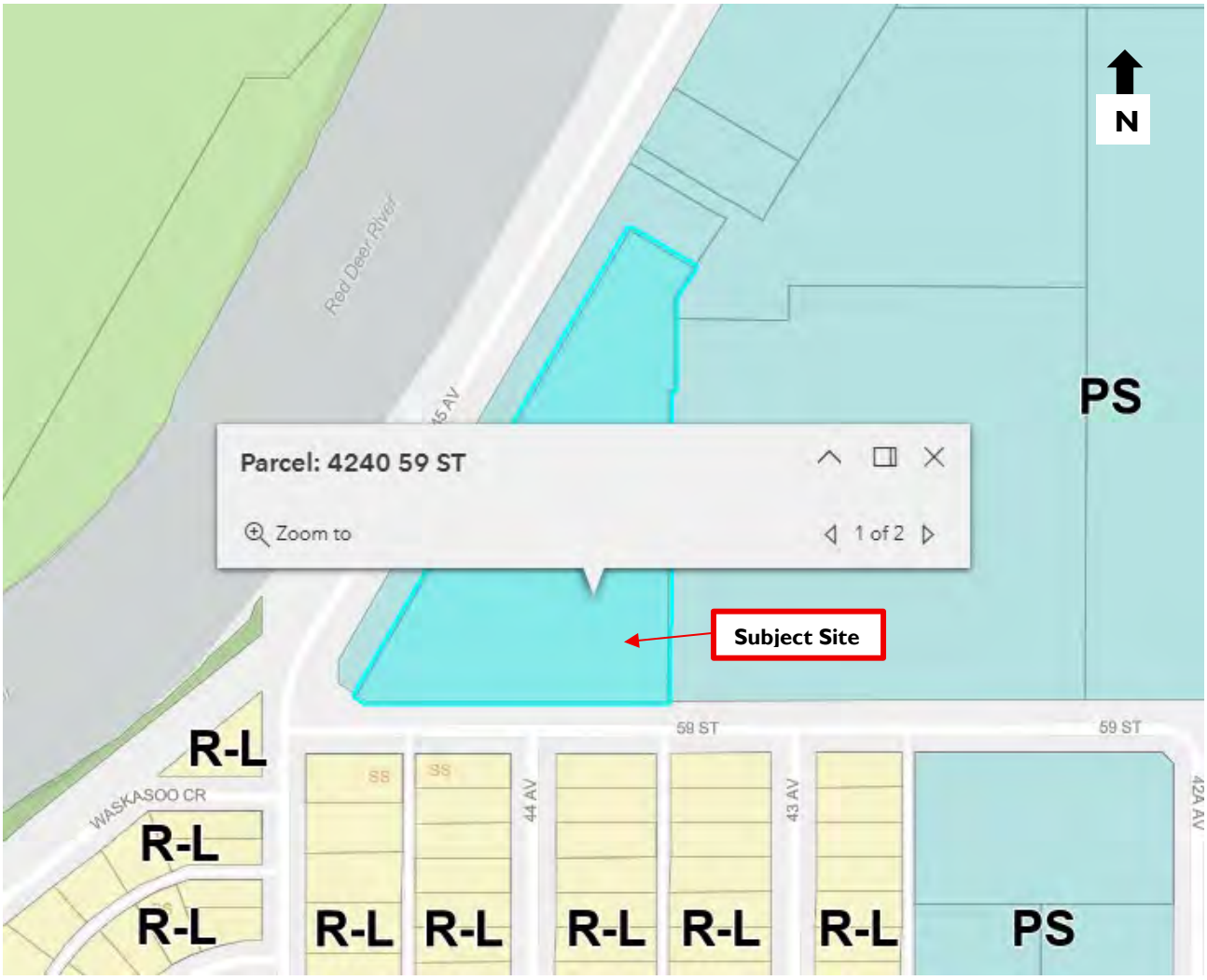
Historically, the site has functioned as open space through an informal arrangement with the adjacent school, despite being privately owned and zoned for public/institutional use. Public feedback reflects concerns about loss of informal open space, traffic, density, and perceived changes to the neighbourhood character. These concerns are acknowledged. However, the current PS zoning and the Waskasoo ARP both contemplate institutional and quasi-public uses on this parcel, and the proposed supportive living use aligns with that planned function. Traffic analysis, environmental assessment, and geotechnical review indicate that the site can accommodate the proposed development without significant adverse impacts.

Appendices

A - Mapping & Photos
B – Site Plans and Drawings
C – Reports and Approvals
D – Public Consultation
E – Site History

APPENDIX A – MAPPING AND PHOTOS

Zoning Map



Ortho / Aerial Imagery

Image 1

Image 2

RIVERSIDE DR
45 AV
45 AV
Subject Site
59 ST
59 ST
59 ST
WASKASOO CR
44 AV
43 AV
42A AV
45 AV
58 ST
58 ST
58 ST
44 AV
42A AV
AV 45
55 ST
55 ST
55 ST
55 ST
55 ST
55 ST

SITE PHOTOS

Facing west / north west from 59 Street.

Facing north from 44 Ave.

Facing east / northeast from 59 Street.

Facing south from 45 Ave.

Facing south / southeast from 45 Ave.

RIVERGLEN
EAST LINCOLN DEVELOPMENTS

JMAA
architecture

ARCHITECT:

JMAA ARCHITECTURE LTD.
#2 5000 - 51 AVENUE
RED DEER, ALBERTA, T4N 4H5
PHONE: (403) 346 - 4542
FAX: (403) 347 - 2015
EMAIL: cgl@jmaa.ca
CONTACTS: Cory Leniuk

ARCHITECTURAL DRAWINGS:

A0.1 - COVER SHEET

A1.0 - SITE / CONTEXT PLAN
A1.1 - SITE PLAN
A1.2 - FIRE ACCESS PLAN

A1.4 - LANDSCAPE PLAN
A1.5 - LANDSCAPE DETAILED PLAN
A1.6 - LANDSCAPE DETAILED PLAN
A1.7 - LANDSCAPE DETAILES
A1.8 - COMMON AMENITY SPACE

A2.1 - MAIN FLOOR PLAN
A2.2 - SECOND FLOOR PLAN
A2.3 - THIRD FLOOR PLAN
A2.4 - ROOF PLAN

A2.5 - MAIN FLOOR DETAILED PLAN
A2.6 - MAIN FLOOR DETAILED PLAN
A2.7 - SECOND FLOOR DETAILED PLAN
A2.8 - SECOND FLOOR DETAILED PLAN
A2.9 - THIRD FLOOR DETAILED PLAN
A2.10 - THIRD FLOOR DETAILED PLAN

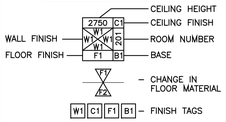
A3.1 - ELEVATIONS

REMARKS

SYMBOL LEGEND

- 201 – ROOM NUMBERS
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE



REVISIONS

DATE	ITEMS
11 AUG 2025	ISSUED FOR DEVELOPMENT PERMIT
24 SEPT 2025	RE–ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

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SEAL	PERMIT TO PRACTICE

PROJECT

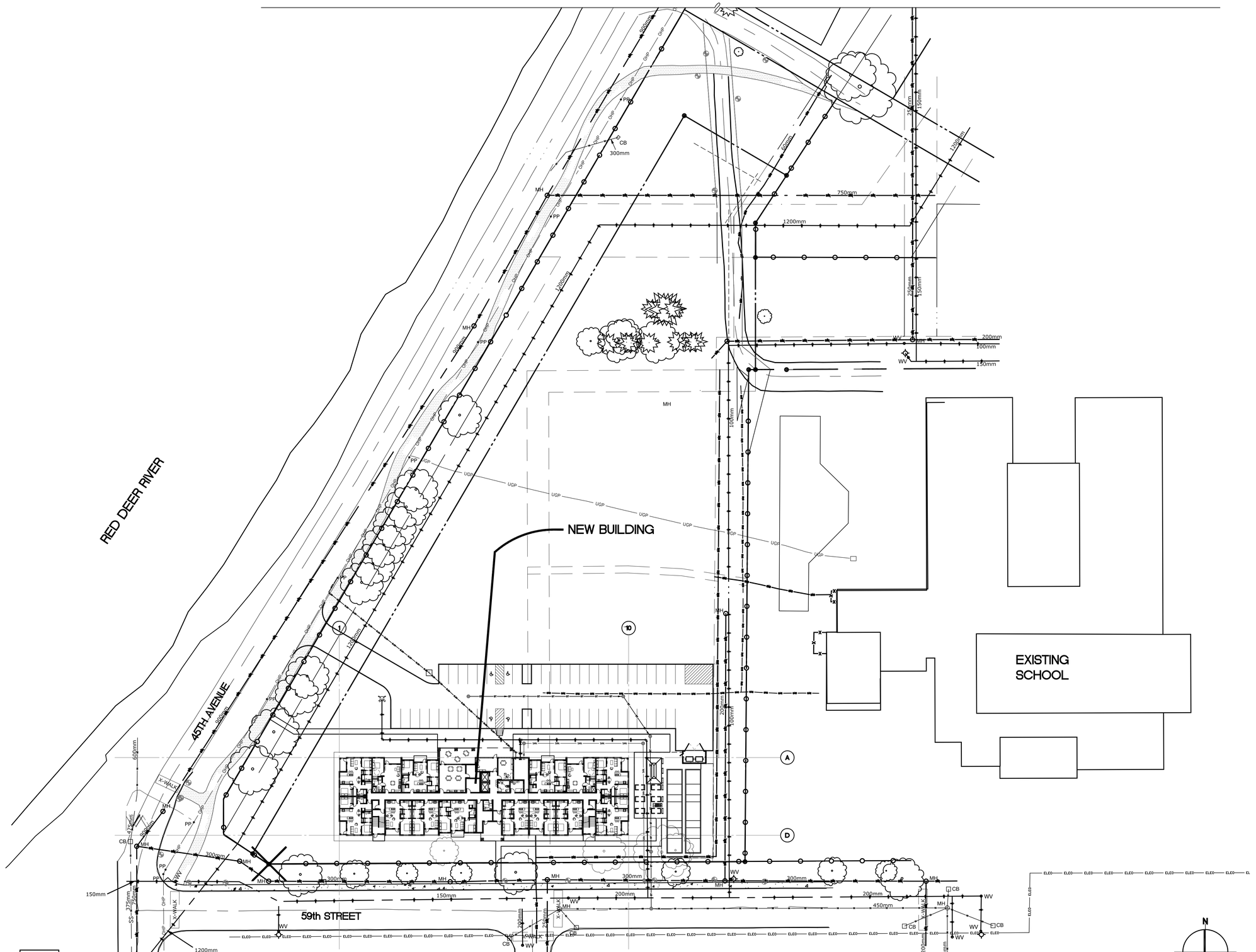
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS

COVER SHEET

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CLG	N.T.S.

PROJECT ID:	CLIENT ID:	DRAWING NO.
1291–21	–	A0.1



REMARKS

LOT AREA
16,888.43 M2 (4.173 ACRES / 1.689 ha)

BUILDING FOOTPRINT
WITHOUT LOADING STRUCTURE
1,631.34 M2 (17,559.60 FT2)

LOT COVERAGE = 9.65%

PARKING STATISTICS
SUPPORTIVE LIVING ACCOMMODATION 0.4 / UNIT
48 UNITS X 0.4 = 19.2 STALLS REQUIRED
SURFACE PARKING = 59 STALLS
UNDERGROUND PARKING = 0 STALLS
TOTAL PARKING ON SITE = 59 STALLS

COMMON AMENITY SPACE
48 UNITS X 15M2 = 720 M2 REQUIRED
INDOOR COMMON AMENITY = 148.76 M2
OUTDOOR COMMON AMENITY = 651.06 M2

SYMBOL LEGEND

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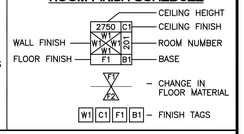

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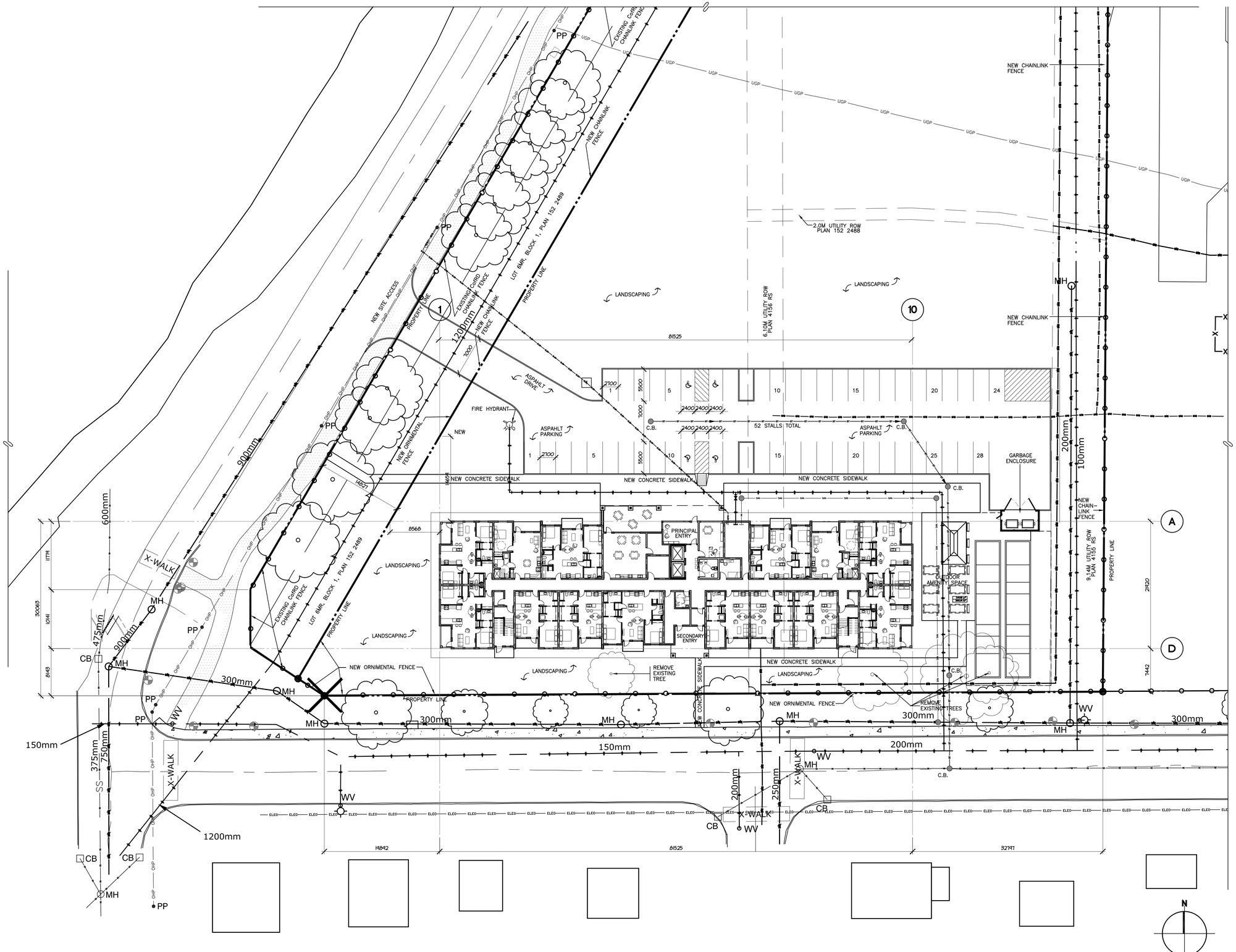
SITE CONTEXT PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:500

PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A1.0



SITE / CONTEXT PLAN

SCALE: 1:300

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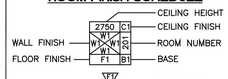

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SITE PLAN

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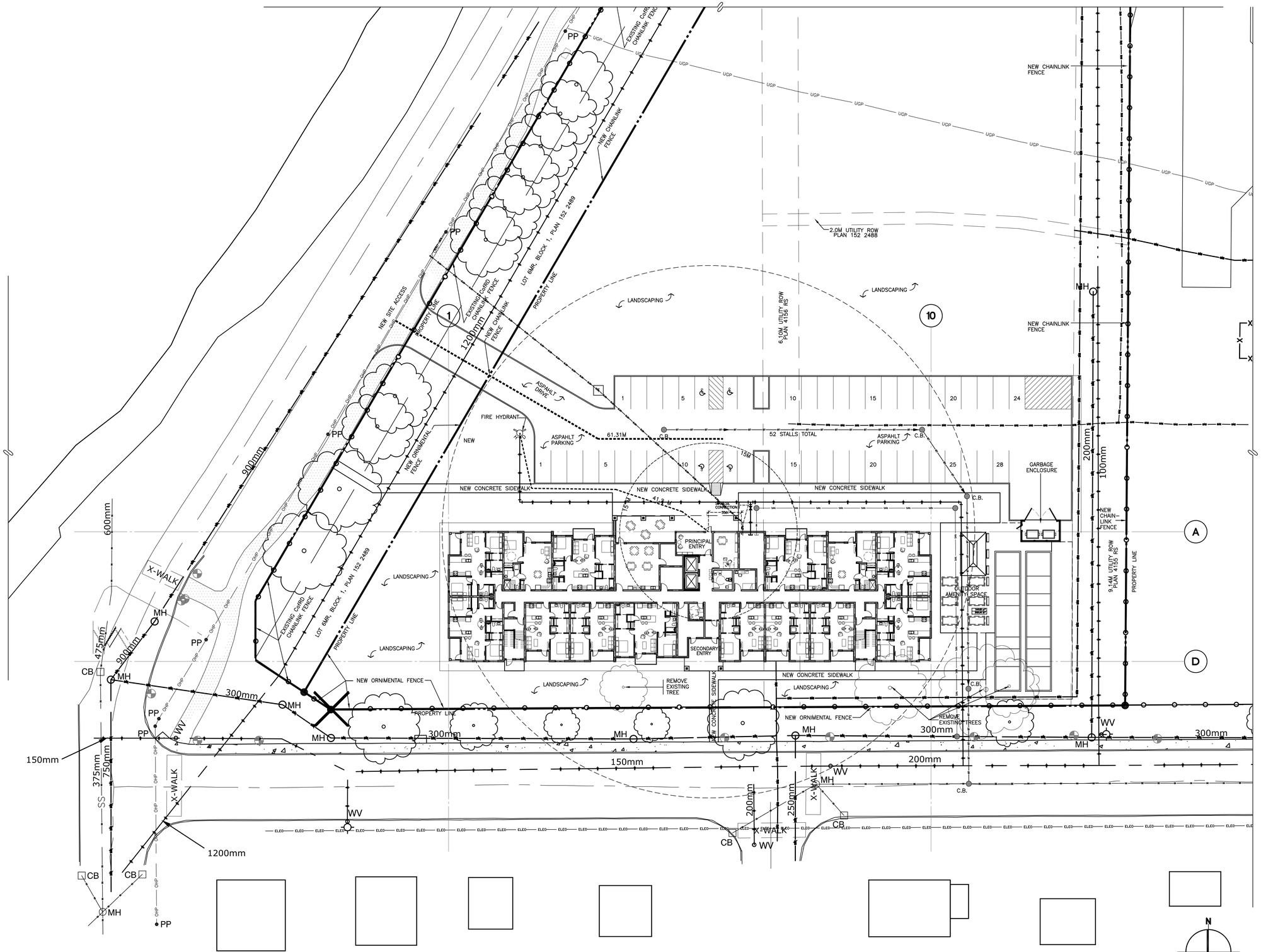

1 / A1.1 SITE / CONTEXT PLAN
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2750 C1 — CEILING HEIGHT
W1 W1 C1 — CEILING FINISH
WALL FINISH — ROOM NUMBER
W1 W1 F1 — FLOOR FINISH — BASE
F1 B1
F1 / F2 — CHANGE IN FLOOR MATERIAL
W1 C1 F1 B1 — FINISH TAGS

REVISIONS

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DRAWINGS
FIRE ACCESS PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:300

PROJECT ID: 1291–21 | CLIENT ID: | DRAWING NO. A1.2

RED DEER RIVER

45TH AVENUE

59th STREET

NEW BUILDING

LOT 6MR, BLOCK 1, PLAN 152 2489

PROPERTY LINE

NEW SITE ACCESS

NEW CHAINLINK FENCE

EXISTING CONFD CHAINLINK FENCE

2.0M UTILITY ROW PLAN 152 2488

6.10M UTILITY ROW PLAN 4156 RS

PROJECT LANDSCAPING EXTENT LIMIT

LANDSCAPING

GRASS

ASPHALT DRIVE

ASPHALT PARKING

52 STALLS TOTAL

FIRE HYDRANT

NEW ORNIMENTAL FENCE

NEW CONCRETE SIDEWALK

GARBAGE ENCLOSURE

NEW CHAIN-LINK FENCE

PRINCIPAL ENTRY

SECONDARY ENTRY

OUTDOOR AMENITY SPACE

REMOVE EXISTING TREES

X-WALK

C.B.

MH

PP

WV

CB

SS

ELEC

OHP

UGP

DIP

1200mm

900mm

600mm

475mm

375mm

750mm

300mm

200mm

150mm

100mm

14842

81525

32741

11774

10141

8143

30063

2930

7442

14821

1 A1.1 SITE / CONTEXT PLAN
SCALE: 1:300

REMARKS

GENERAL NOTES - LANDSCAPING:

1. ALL DIMENSTIONS TO BE IN METRES UNLESS OTHERWISE NOTED.
2. ALL LANDSCAPE CONSTRUCTION AND MAINTENANCE TO CONFORM TO THE REQUIREMENTS OF THE CITY OF RED DEER.
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8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO SITE UTILITIES WHILE ON SITE.

SYMBOL LEGEND

- 201 – ROOM NUMBERS
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE

2750 C1 — CEILING HEIGHT
W1 W1 C1 — CEILING FINISH
WALL FINISH — W1 W1 R1 — ROOM NUMBER
FLOOR FINISH — F1 B1 — BASE
201A — CHANGE IN FLOOR MATERIAL
W1 C1 F1 B1 — FINISH TAGS

REVISIONS

DATE	ITEMS
11 AUG 2025	ISSUED FOR DEVELOPMENT PERMIT
24 SEPT 2025	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

JMAA architecture
#2 5000 - 51 avenue, red deer, alberta, canada, t4n 4h5
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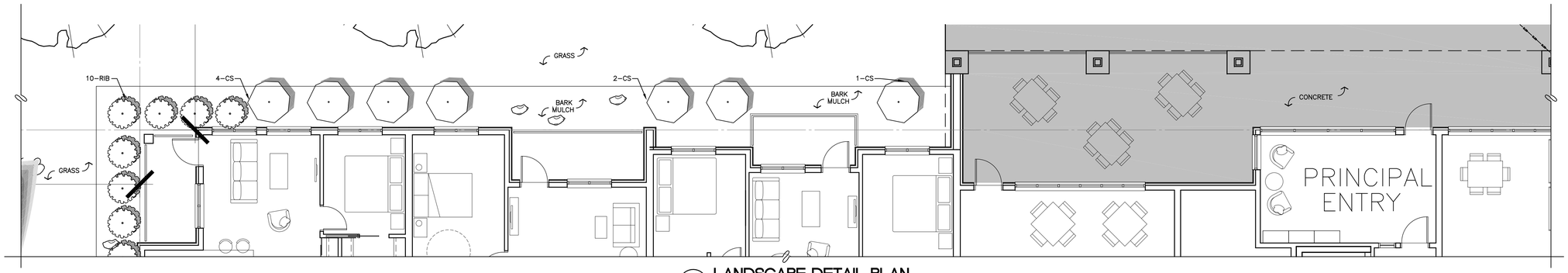
SEAL | PERMIT TO PRACTICE

PROJECT
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

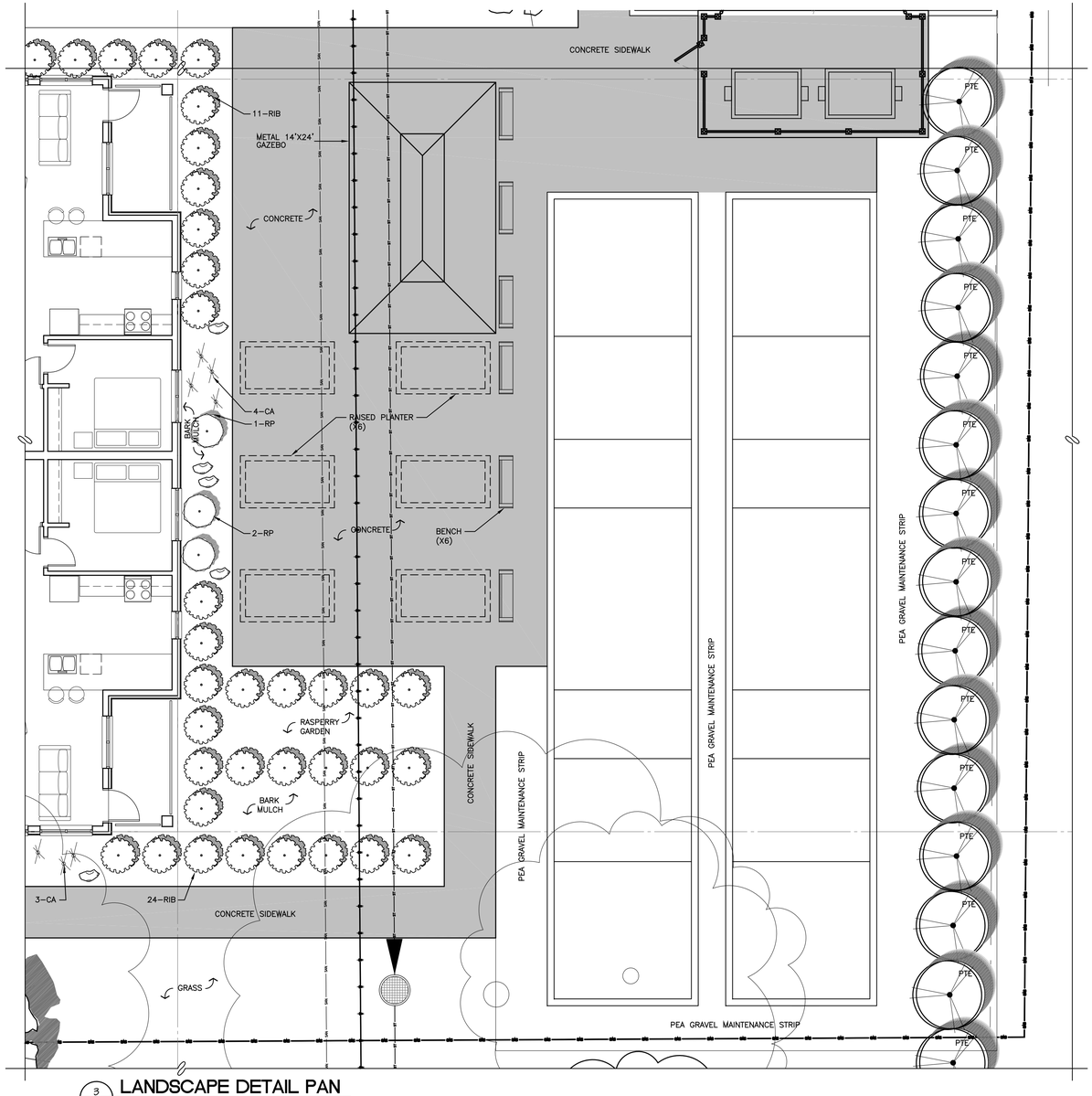
DRAWINGS
LANDSCAPE PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:300

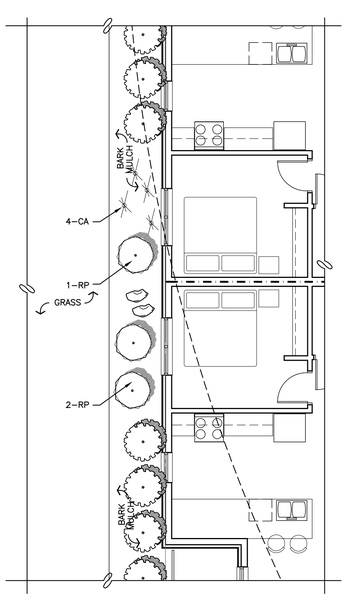
PROJECT ID: 1291-21 | CLIENT ID: | DRAWING NO. A1.4



1 / A1.5 LANDSCAPE DETAIL PLAN
SCALE: 1:75



3 / A1.5 LANDSCAPE DETAIL PAN
SCALE: 1:75



2 / A1.5 LANDSCAPE DETAIL PLAN
SCALE: 1:75

TOTAL LOT AREA
16,888.43 M2 (4.173 ACRES / 1.689 ha)

AREA OF LOT TO LANDSCAPING EXTENT LIMIT
7,599.56 M2

LANDSCAPE AREA TO LANDSCAPING EXTENT LIMIT
(EXCLUDES BUILDING FOOTPRINT AND HARDSURFACE)
3,142.56 M2

NUMBER OF TREES REQ'D 1 / 60M2 = 52 TREES
PROVIDED = 52

NUMBER OF SHRUBS REQ'D 1 / 30M2 = 104
PROVIDED = 104

NUMBER OF ORNIMENTAL PRAIRIE GRASS REQ'D = NONE
PROVIDED = 50

EXISTING VEGETATION:

EXISTING TREES OFF PROPERTY TO REMAIN

EXISTING TREE = 4 TO BE REMOVED

CONCRETE FINISHES

BROOM FINISH CONCRETE

PLANTING / LANDSCAPE LEGEND:

TREES

	CODE	#	BOTANICAL NAME	COMMON NAME	SIZE / SPEC
	SA	13	SORBUS AMERICANA	MOUNTAIN ASH	B+B 75mm CAL. SPECIMENS
	MK	3	MALUS 'KERR'	KERR APPLE-CRAB	B+B 60mm CAL. SPECIMENS
	MD	4	MALUS 'DURLAWRENCE'	COURAGEOUS CRABAPPLE	B+B 60mm CAL. SPECIMENS
	PTE	18	POPULUS TREMULA 'ERECTA'	SWEEDISH COLUMNAR ASPEN	B+B 60mm CAL. SPECIMENS
	BP	2	BETULA PAPYRIFERA	PAPER BIRCH	B+B 60mm CAL. SPECIMENS
	PG	12	PICEA GLAUCA	WHITE SPRUCE	B+B 60mm CAL. SPECIMENS

• MINUMUM CALLIPER FOR ALL TREES MEASURED 450mm ABOVE GROUND LEVEL

SHRUBS

	CODE	#	BOTANICAL NAME	COMMON NAME	SIZE / SPEC
	RIB	74	RUBUS IDAEUS 'BOYNE'	BOYNE RASPBERRY	2 GAL. 450MM SP. MIN.
	RP	14	RIBES 'PIXWELL'	PIXWELL GOOSEBERRY	2 GAL. 450MM SP. MIN.
	CS	16	CORNUS STOLINIFERA	RED OSIER DOGWOOD	2 GAL. 450MM SP. MIN.

GRASSES

	CODE	#	BOTANICAL NAME	COMMON NAME	SIZE / SPEC
	CA	50	CALAMAGROTIS ARUNDINACEA	KARL FOERSTER GRASS	20CM POT SPECIMENS

LANDSCAPING FEATURES

	30	ROCKY MOUNTAIN RUSTIC BOULDERS	400 mm TO 12000mm DIA. (VARIETY OF SIZE)

NOTE - ALL PLANT BEDS ARE C/W MEDIUM FIR BARK NUGGETS

REMARKS

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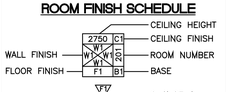
ROOM FINISH SCHEDULE



REVISIONS

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CONSULTANT

JMAA architecture
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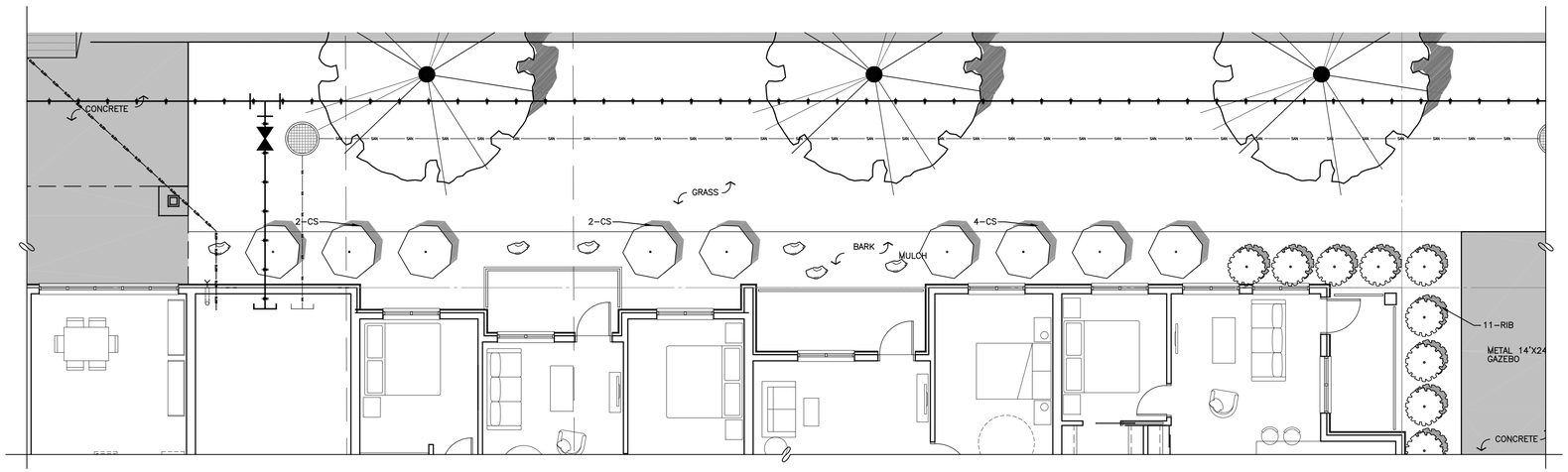
SEAL | PERMIT TO PRACTICE

PROJECT
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

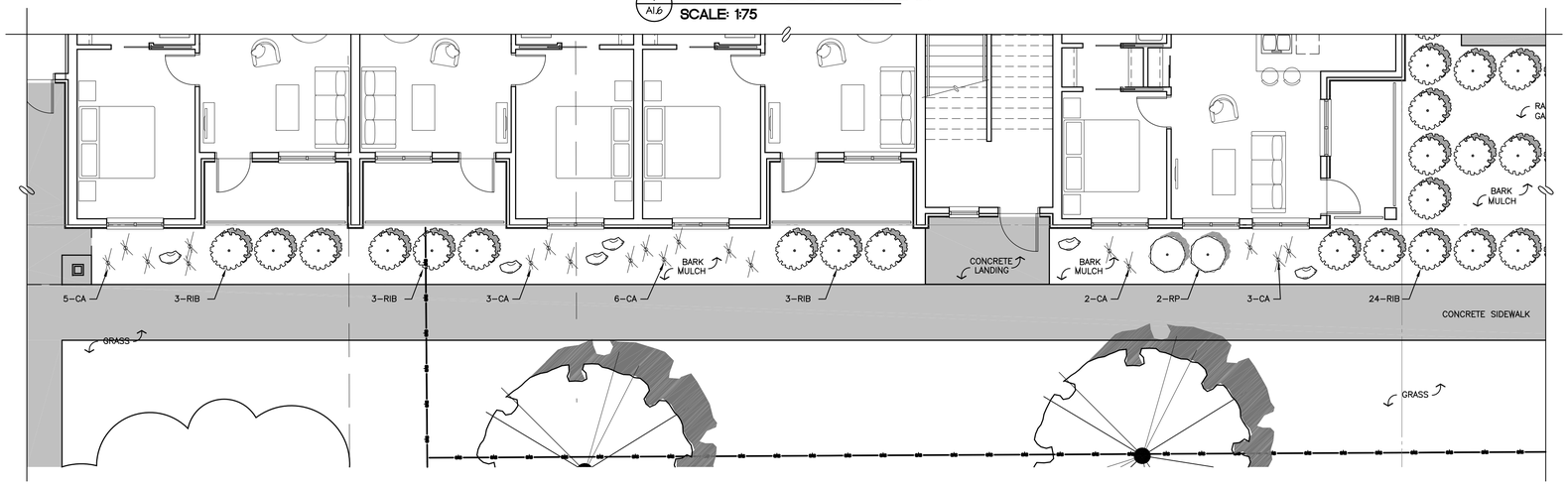
DRAWINGS
LANDSCAPE DETAILED PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:300

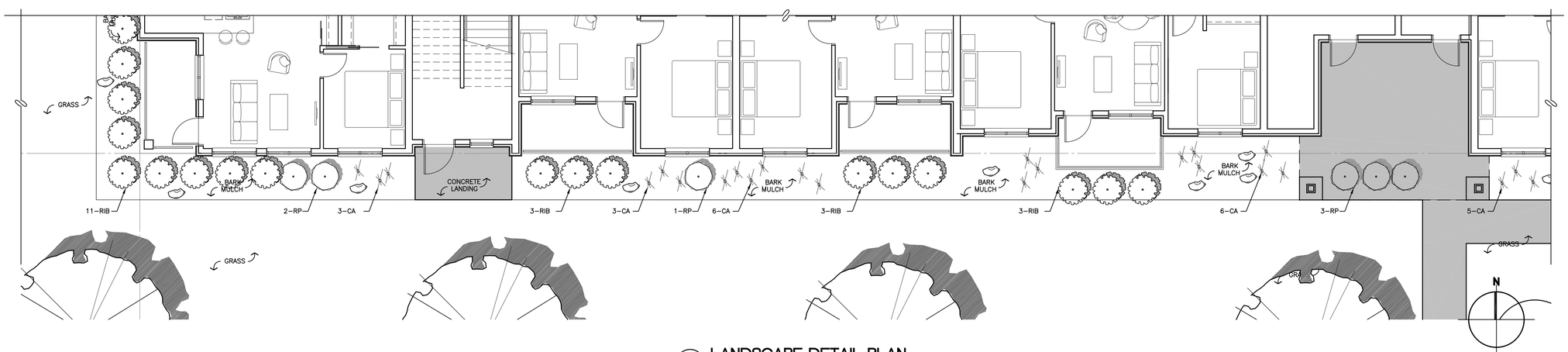
PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A1.5



1/A1.6 LANDSCAPE DETAIL PLAN
SCALE: 1:75



2/1.6 LANDSCAPE DETAIL PLAN
SCALE: 1:75



3/A1.6 LANDSCAPE DETAIL PLAN
SCALE: 1:75

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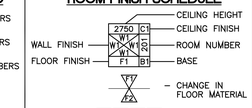

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24 SEPT 2025	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

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SEAL	PERMIT TO PRACTICE
11 DEC 2024	

PROJECT

RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS

LANDSCAPE DETAILED PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
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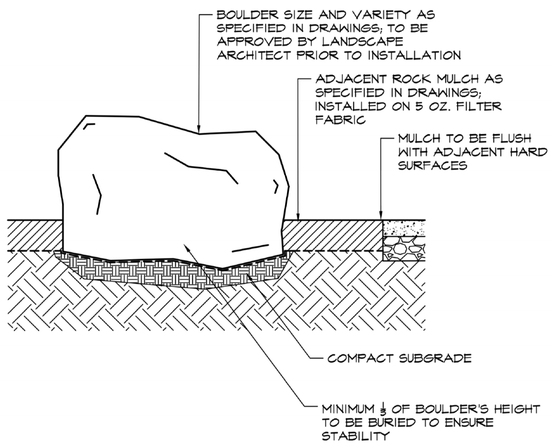
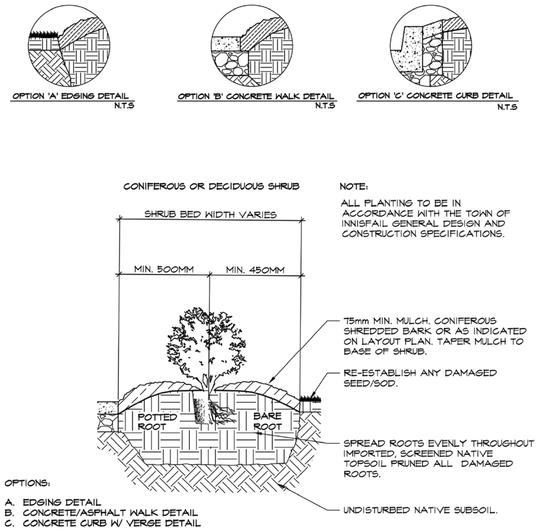
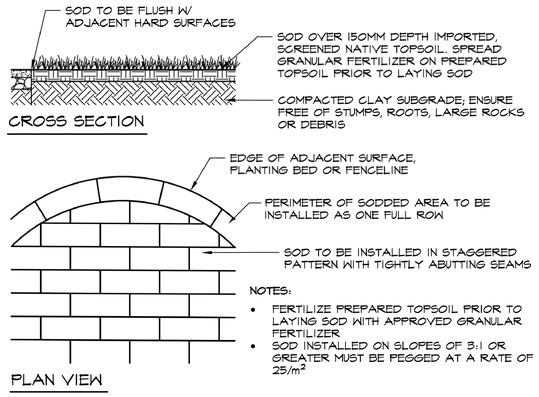
PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A1.6



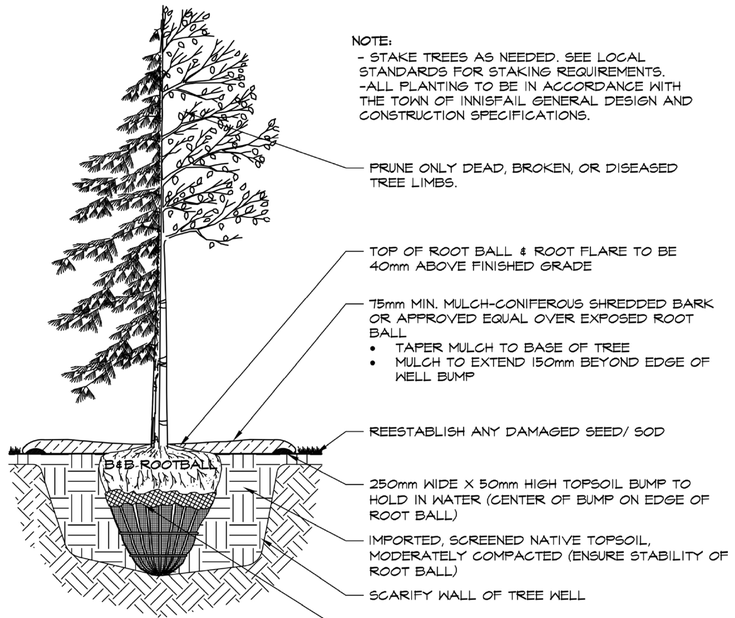
1 / A1.5c **TYPICAL BOULDER INSTALLATION**
SCALE: N.T.S



2 / A1.5c **TYPICAL SHRUB PLANTING**
SCALE: N.T.S



3 / A1.5c **TYPICAL SOD INSTALLATION**
SCALE: N.T.S



4 / A1.5c **TYPICAL TREE PLANTING**
SCALE: N.T.S

SEED MIXES:

NATIVE SEED MIX:
- 15% AWNED WHEATGRASS
- 15% ROCKY MOUNTAIN FESCUE
- 15% WESTERN WHEATGRASS
- 5% JUNEGRASS
- 5% WESTERN PORCUPINE GRASS
- 25% SLENDER WHEATGRASS

NO MOW
NATURALIZATION SEED MIX:
- 20% NORTHERN WHEATGRASS
- 20% SLENDER WHEATGRASS
- 20% NODDING BROMEGRASS
- 5% TUFTED HAIR GRASS
- 5% TICKLE GRASS
- 10% SLOUGHGRASS
- 10% ALKALI BLUEGRASS
- 10% ANNUAL RYEGRASS

SOD SEED MIX:
- 70-90% KENTUCKY BLUEGRASS
- 0-10% CREEPING RED FESCUE
- 0-30% PERENNIAL RYEGRASS

PARKS MAINTENANCE #1 MIX
FOR REHABILITATION OF EXISTING TURF AREAS:
- 30% TOUCHDOWN KENTUCKY BLUGRASS
- 20% BANFF KENTUCKY BLUEGRASS
- 30% CREEPING RED FESCUE
- 20% FIESTA II PERENNIAL RYE GRASS

NON-MAINTAINED
WET MEADOW SEED MIX:
- 10% AWNED WHEATGRASS
- 10% WESTERN WHEATGRASS
- 10% SLOUGHGRASS
- 20% TUFTED HAIR GRASS
- 15% GIANT WILD RYE
- 30% FOWL BLUEGRASS
- 5% ANNUAL RYEGRASS

PLANTING NOTES:

1. CONTRACTORS TO CALL 'CALL BEFORE YOU DIG' TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR HORDING OF ALL EXISTING TREES WITHIN OR ADJACENT TO THE CONSTRUCTION AREAS.
3. CONTRACTOR IS RESPONSIBLE FOR HAULING OFF ALL EXCESS MATERIALS OFF SITE.
4. CONTRACTOR IS RESPONSBILE FOR SITE CLEANUP.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANSCAPED AREAS AND MUST MAKE ALL NECESSARY REPAIRS.
6. ALL ANCILLIARY WORK NORMALLY ASSOCIATED WITH THIS TYPE OF CONTRACT SHALL BE DEEMED TO BE PART OF THE CONTRACT.
7. ALL QUANTITIES SUBJECT TO CHANGE.
8. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE COORDINATING PROFESSIONAL.
9. LAYOUT TO BE APPROVED BYT HE COORDINATING PROFESSIONAL PRIOR TO CONSTRUCTION STARTING.
10. ALL MEASUREMENTS IN METERS UNLESS OTHERWISE NOTED.
11. CONTRACTOR TO HOLD ROUGH GRADES 450MM BELOW FINISHED GRADE FOR PLANT BEDS, 150MM FOR SEEDED AND SODDED AREAS.
12. ALL PLANT MATERIAL TO BE NURSERY GRONW STOCK AND SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CANADIAN NURSARY TRADES ASSOCIATION FOR SIZES, HEIGHTS, SPREADS, GRADING QUALITY, AND METHOD OF CULTIVATION.
13. NO SUBSTITUTIONS OF MATERIAL PRODUCTS OR QUANTITIES WITH OUT PRIOR CONCENT OF COORDINATING PROFESSIONAL.
14. AREAS TO RECEIVE SEE AND SOD TO HAVE TOPSOIL TO A DEPTH OF 150MM.
15. ALL PLANT MATERIAL AND WORKMANSHIP TO CONFORM TO THE REQUIREMETNS OF THE CITY OF RED DEER LANDSCAPING STANDARDS, AND THE CANADIAN LANDSCAPING STANDARDS, MOST RECENT EDITION.

REMARKS

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2750 C1 / WALL FINISH W1 W1 W1 / FLOOR FINISH F1 B1

- CEILING HEIGHT
- CEILING FINISH
- ROOM NUMBER
- BASE
- CHANGE IN FLOOR MATERIAL
- W1 C1 F1 B1 – FINISH TAGS

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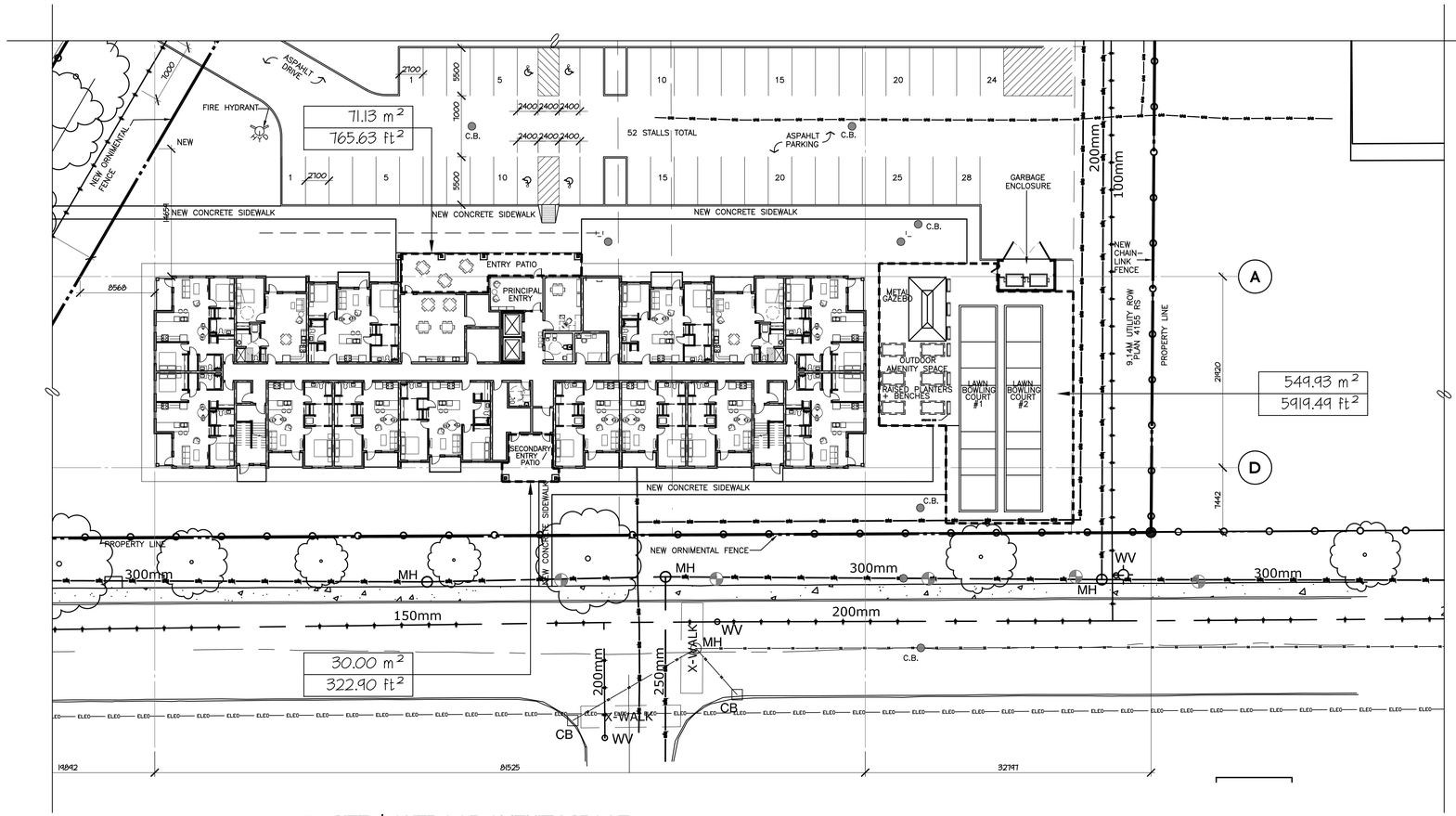
SEAL	PERMIT TO PRACTICE

PROJECT
RD CSF
RED DEER, AB

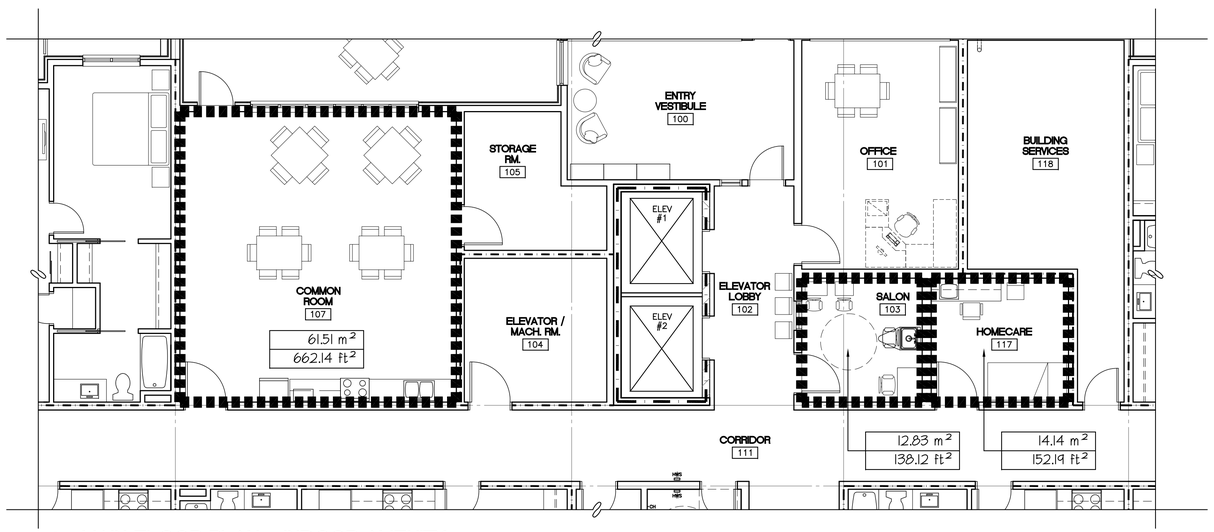
DRAWINGS
LANDSCAPE DETAILS

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	AS NOTED

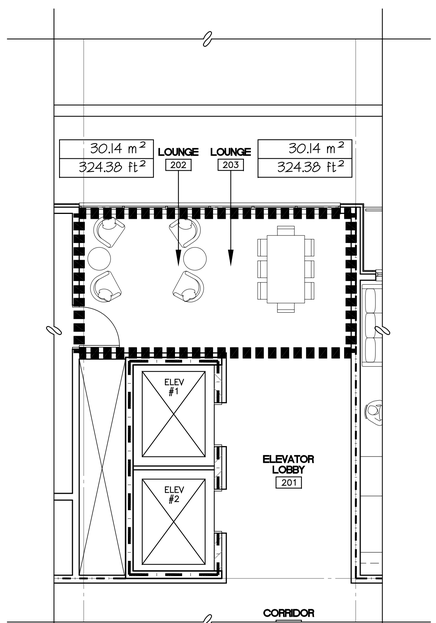
PROJECT ID:	CLIENT ID:	DRAWING NO.
1372-24	–	A1.7



SITE / OUTDOOR AMENITY SPACE
SCALE: 1:300



MAIN FLOOR PLAN - INDOOR AMENITY
SCALE: 1:75



2ND + 3RD FLOOR PLAN - INDOOR AMENITY
SCALE: 1:75

N

REMARKS

LOT AREA
16,888.43 M2 (4.173 ACRES / 1.689 ha)

BUILDING FOOTPRINT
WITHOUT LOADING STRUCTURE
1,631.34 M2 (17,559.60 FT2)

LOT COVERAGE = 9.65%

PARKING STATISTICS
SUPPORTIVE LIVING ACCOMMODATION 0.4 / UNIT
48 UNITS X 0.4 = 19.2 STALLS REQUIRED
SURFACE PARKING = 59 STALLS
UNDERGROUND PARKING = 0 STALLS
TOTAL PARKING ON SITE = 59 STALLS

COMMON AMENITY SPACE
48 UNITS X 15M2 = 720 M2 REQUIRED
INDOOR COMMON AMENITY = 148.76 M2
OUTDOOR COMMON AMENITY = 651.06 M2
TOTAL PROVIDED = 799.82

SYMBOL LEGEND

- 201 – ROOM NUMBERS
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE

CEILING HEIGHT
CEILING FINISH
WALL FINISH
ROOM NUMBER
FLOOR FINISH
BASE
CHANGE IN FLOOR MATERIAL
FINISH TAGS

REVISIONS

DATE	ITEMS
11 AUG 2025	ISSUED FOR DEVELOPMENT PERMIT
24 SEPT 2025	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

JMAA architecture
#2 5000 - 51 avenue, red deer, alberta, canada, t4n 4h5
t. 403.346.4542 f. 403.347.2015 www.jmaa.ca e. jmaa@jmaa.ca

SEAL | PERMIT TO PRACTICE

PROJECT
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

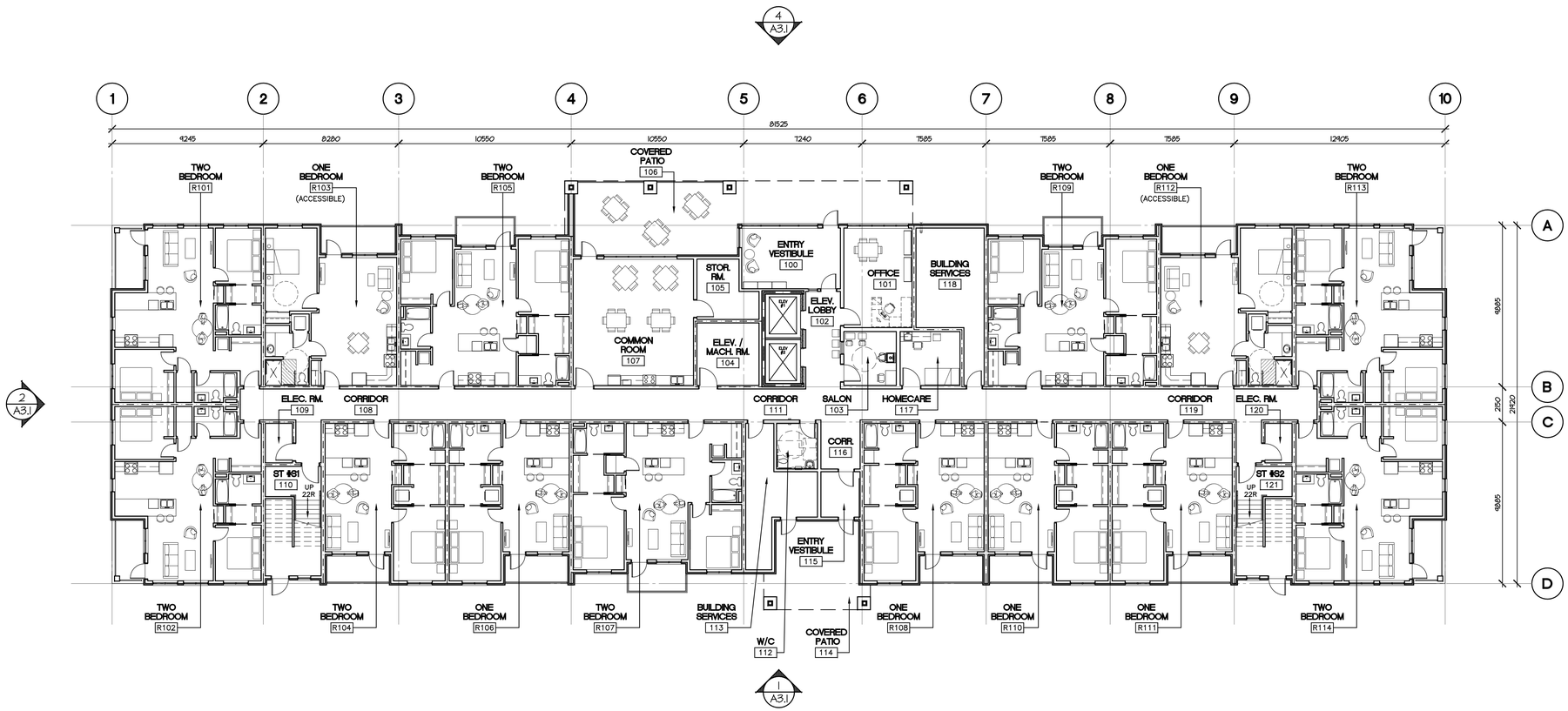
DRAWINGS
COMMON AMENITY

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:300

PROJECT ID: 1291-21 | CLIENT ID: | DRAWING NO. A1.8

MAIN FLOOR:

1 BEDROOM	5 SUITES
1 BEDROOM (BARRIER FREE)	2 SUITES
2 BEDROOM	3 SUITES
2 BEDROOM (CORNER UNITS)	4 SUITES
TOTAL	14 SUITES
GROSS AREA:	1,631.34 m2 (17,559.74 sq. ft.)

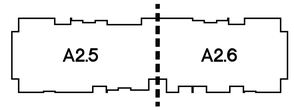


1 A2.1 MAIN FLOOR PLAN
SCALE: 1:50

N

REMARKS

KEY PLAN



GENERAL NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING & FACE OF CONCRETE FOUNDATION WALL.
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5. RESILIENT CHANNELS TO BE INTALLED ON HIGH TRAFFIC SIDE OF WALLS TAGGED.

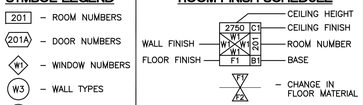
NOTE:

REFER TO BUILDING SECTIONS, SECTION DETAILS & PLAN DETAILS FOR EXTERIOR WALL CONSTRUCTION TYPES AND CONDITIONS. REFER TO DRAWING A2.6 FOR WALL ASSEMBLY DESCRIPTIONS.

SYMBOL LEGEND

- 201 – ROOM NUMBERS
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE



REVISIONS

DATE	ITEMS
11 AUG 2025	ISSUED FOR DEVELOPMENT PERMIT
24 SEPT 2025	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

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SEAL | PERMIT TO PRACTICE

PROJECT
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

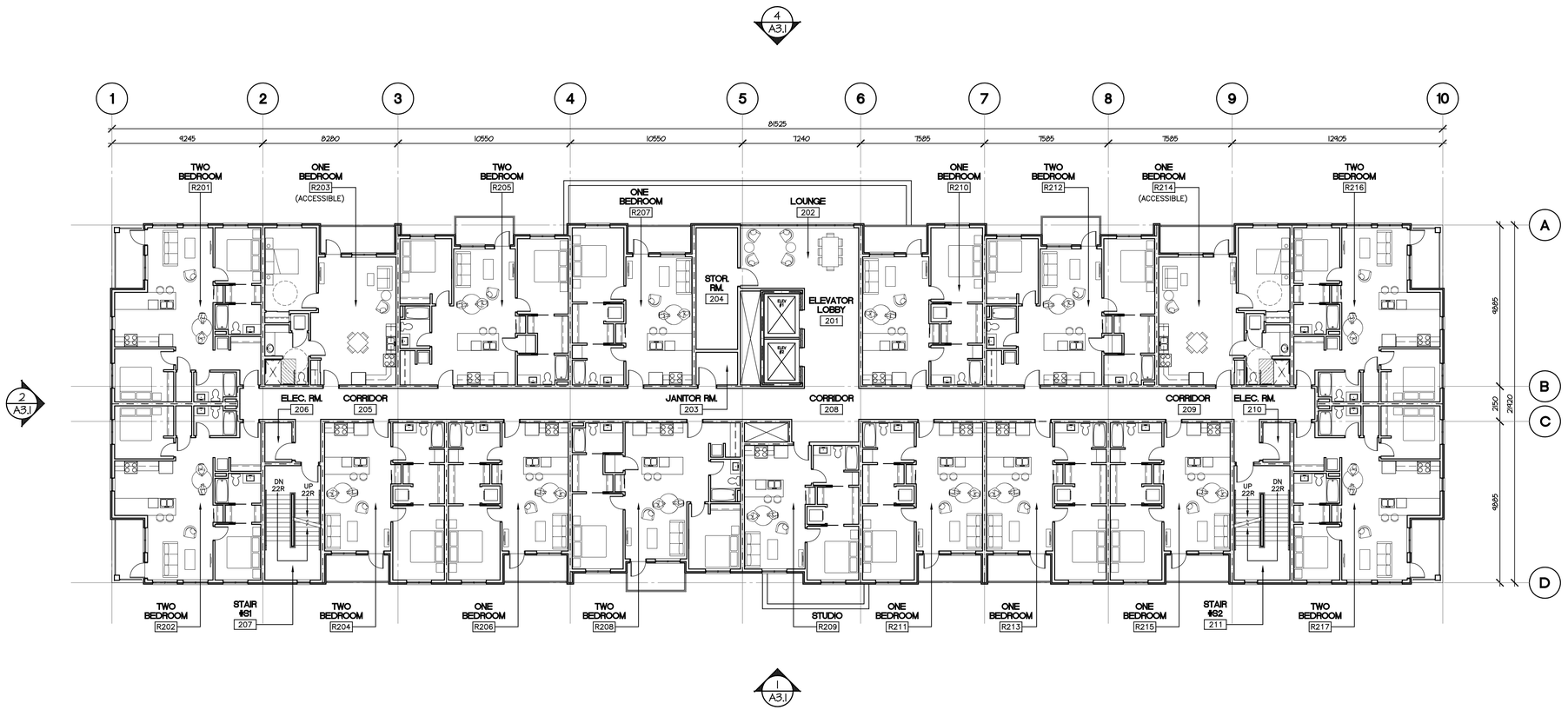
DRAWINGS
MAIN FLOOR PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:150

PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A2.1

SECOND FLOOR:

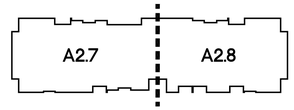
1 STUDIO	1	SUITE
1 BEDROOM	7	SUITES
1 BEDROOM (BARRIER FREE)	2	SUITES
2 BEDROOM	3	SUITES
2 BEDROOM (CORNER UNITS)	4	SUITES
TOTAL	17	SUITES
GROSS AREA:	1,669.90 m2 (17,974.80 sq. ft.)	



1 A2.2 SECOND FLOOR PLAN
SCALE: 1:50

REMARKS

KEY PLAN



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NOTE:

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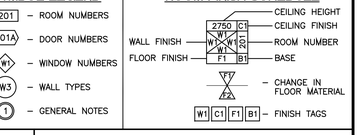
SYMBOL LEGEND

- 201 – ROOM NUMBERS
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE



REVISIONS

DATE	ITEMS
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CONSULTANT

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SEAL | PERMIT TO PRACTICE

PROJECT
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS
SECOND FLOOR PLAN

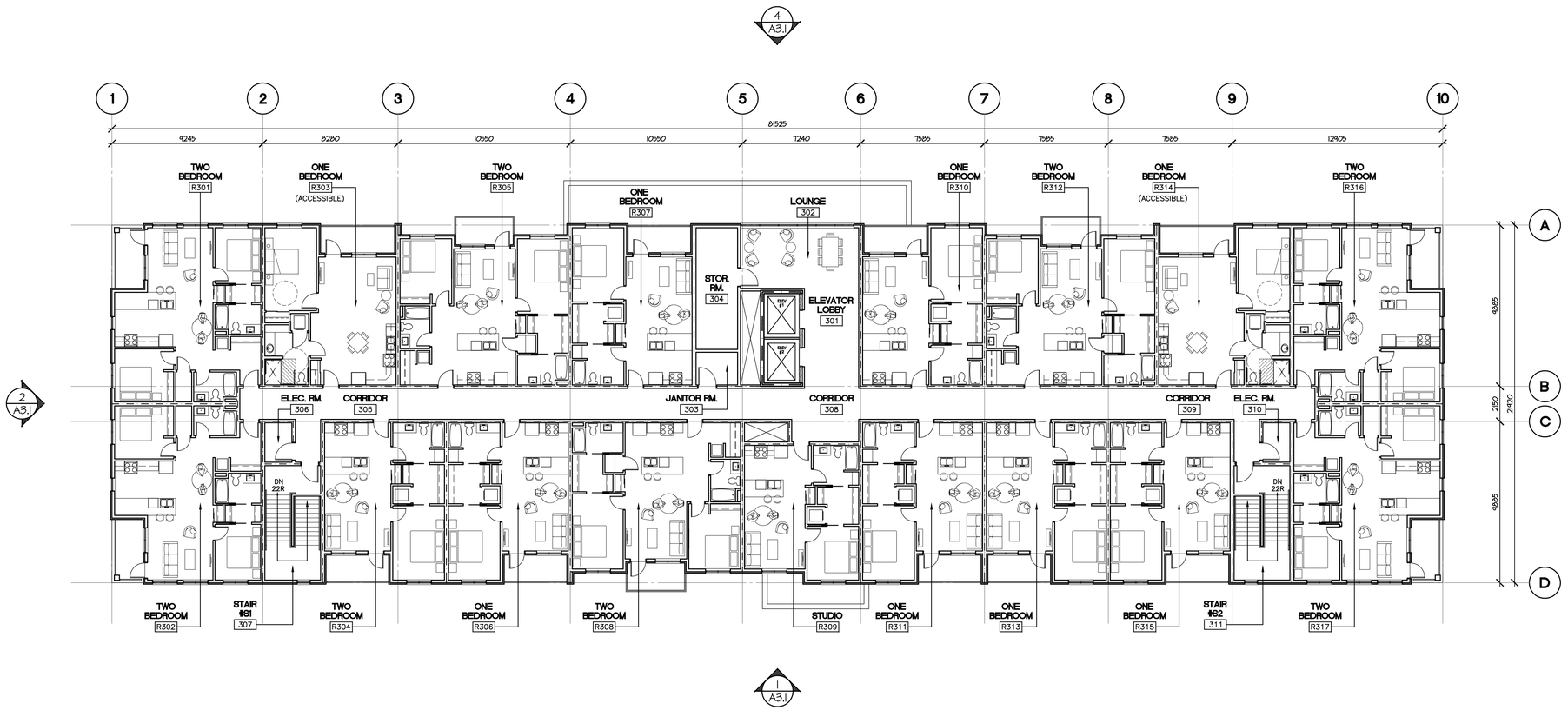
DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:150

PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A2.2

THIRD FLOOR:

1 STUDIO	1	SUITE
1 BEDROOM	7	SUITES
1 BEDROOM (BARRIER FREE)	2	SUITES
2 BEDROOM	3	SUITES
2 BEDROOM (CORNER UNITS)	4	SUITES
TOTAL	17	SUITES

GROSS AREA: 1,669.90 m2 (17,974.80 sq. ft.)

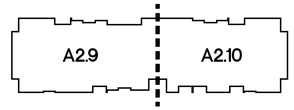


1 / A2.3 THIRD FLOOR PLAN
SCALE: 1:50

N

REMARKS

KEY PLAN



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NOTE:

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SYMBOL LEGEND

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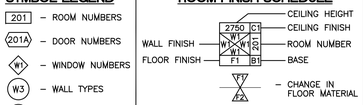
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE



REVISIONS

DATE	ITEMS
11 AUG 2025	ISSUED FOR DEVELOPMENT PERMIT
24 SEPT 2025	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

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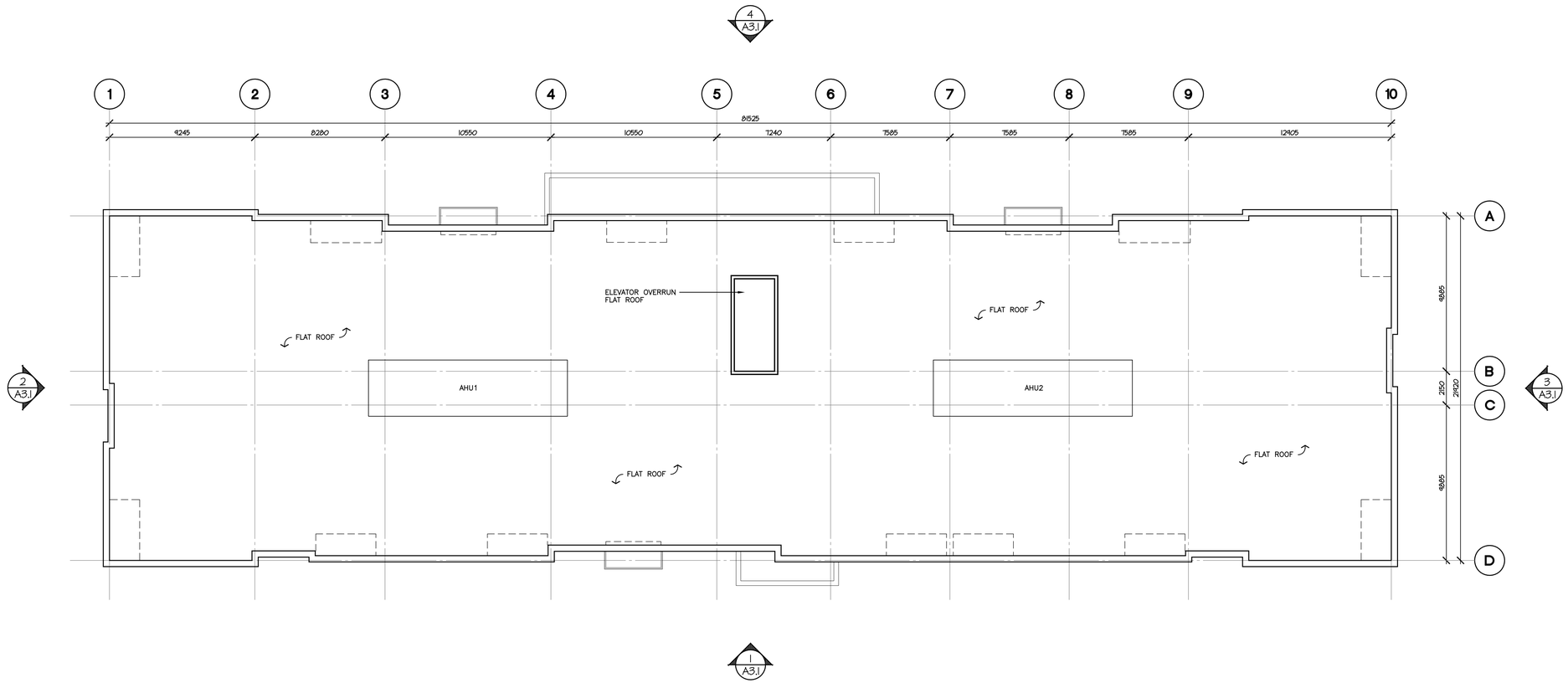
SEAL | PERMIT TO PRACTICE

PROJECT
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS
THIRD FLOOR PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:150

PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A2.3



1 A2.4 **ROOF PLAN**
SCALE: 1:50

N

REMARKS

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NOTE:

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SYMBOL LEGEND

- 201 – ROOM NUMBERS
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE

CEILING HEIGHT
CEILING FINISH
ROOM NUMBER
BASE
WALL FINISH
FLOOR FINISH
2750 C1
W1 W1 W1 201 C1
W1 W1 W1
F1 B1
F1
F2
– CHANGE IN FLOOR MATERIAL
W1 C1 F1 B1 – FINISH TAGS

REVISIONS

DATE	ITEMS
11 AUG 2025	ISSUED FOR DEVELOPMENT PERMIT
24 SEPT 2025	RE-ISSUED FOR DEVELOPMENT PERMIT

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SEAL | PERMIT TO PRACTICE

PROJECT
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS
ROOF PLAN

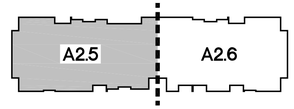
DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:150

PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A2.4

1 / A2.5 MAIN FLOOR DETAILED PLAN
SCALE: 1:75

REMARKS

KEY PLAN



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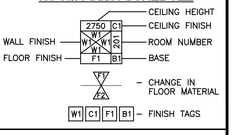
SYMBOL LEGEND

- 201 – ROOM NUMBERS
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE



REVISIONS

DATE	ITEMS
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24 SEPT 2025	RE-ISSUED FOR DEVELOPMENT PERMIT

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SEAL | PERMIT TO PRACTICE

PROJECT
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS
MAIN FLOOR DETAILED PLAN

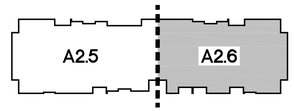
DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:75

PROJECT ID: 1291-21 | CLIENT ID: | DRAWING NO. A2.5

MAIN FLOOR DETAILED PLAN
SCALE: 1:75

REMARKS

KEY PLAN



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SYMBOL LEGEND

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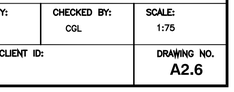
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE



REVISIONS

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SEAL

PERMIT TO PRACTICE

PROJECT

RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS

MAIN FLOOR DETAILED PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:75

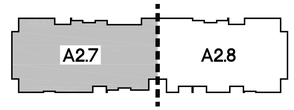
PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A2.6

N

1 A2.7 SECOND FLOOR DETAILED PLAN
SCALE: 1:75

REMARKS

KEY PLAN



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SYMBOL LEGEND

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- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
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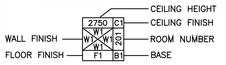
ROOM FINISH SCHEDULE



REVISIONS

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SEAL | PERMIT TO PRACTICE

PROJECT
RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS
SECOND FLOOR DETAILED PLAN

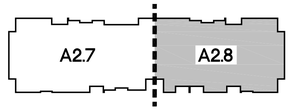
DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:75

PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A2.7

1 A2.8 SECOND FLOOR DETAILED PLAN
SCALE: 1:75

REMARKS

KEY PLAN



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SYMBOL LEGEND

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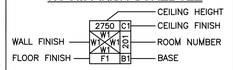
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE



DATE	REVISIONS ITEMS
11 AUG 2025	ISSUED FOR DEVELOPMENT PERMIT
24 SEPT 2025	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

JMAA architecture

#2 5000 - 51 avenue, red deer, alberta, canada, t4n 4h5
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SEAL	PERMIT TO PRACTICE

PROJECT

RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS

SECOND FLOOR DETAILED PLAN

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:75

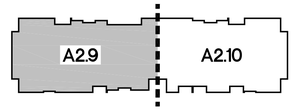
PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A2.8

N

1 / A2.9 THIRD FLOOR DETAILED PLAN
SCALE: 1:75

REMARKS

KEY PLAN



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SYMBOL LEGEND

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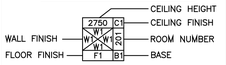
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE



REVISIONS

DATE	ITEMS
11 AUG 2025	ISSUED FOR DEVELOPMENT PERMIT
24 SEPT 2025	RE-ISSUED FOR DEVELOPMENT PERMIT

CONSULTANT

JMAA architecture

#2 5000 - 51 avenue, red deer, alberta, canada, t4n 4h5
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SEAL | PERMIT TO PRACTICE

PROJECT

RIVERGLEN
EAST LINCOLN DEVELOPMENTS

DRAWINGS

THIRD FLOOR DETAILED PLAN

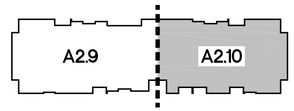
DATE:	DRAWN BY:	CHECKED BY:	SCALE:
09/24/25	BH	CGL	1:75

PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A2.9

1 A2.10 THIRD FLOOR DETAILED PLAN
SCALE: 1:75

REMARKS

KEY PLAN



GENERAL NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING & FACE OF CONCRETE FOUNDATION WALL.
2. FOR EXTERIOR WALL ASSEMBLY DETAILS, REFER TO BUILDING SECTIONS & SECTION DETAILS.
3. ALL INTERIOR DIMENSIONS ARE TO CENTRE LINE OF WALLS UNLESS NOTED OTHERWISE.
4. ALL INTERIOR PARTITION NOT TAGGED ARE WALL TYPE W1
5. RESILIENT CHANNELS TO BE INTALLED ON HIGH TRAFFIC SIDE OF WALLS TAGGED.

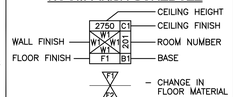
NOTE:

REFER TO BUILDING SECTIONS, SECTION DETAILS & PLAN DETAILS FOR EXTERIOR WALL CONSTRUCTION TYPES AND CONDITIONS. REFER TO DRAWING A2.6 FOR WALL ASSEMBLY DESCRIPTIONS.

SYMBOL LEGEND

- 201 – ROOM NUMBERS
- 201A – DOOR NUMBERS
- W1 – WINDOW NUMBERS
- W3 – WALL TYPES
- 1 – GENERAL NOTES

ROOM FINISH SCHEDULE



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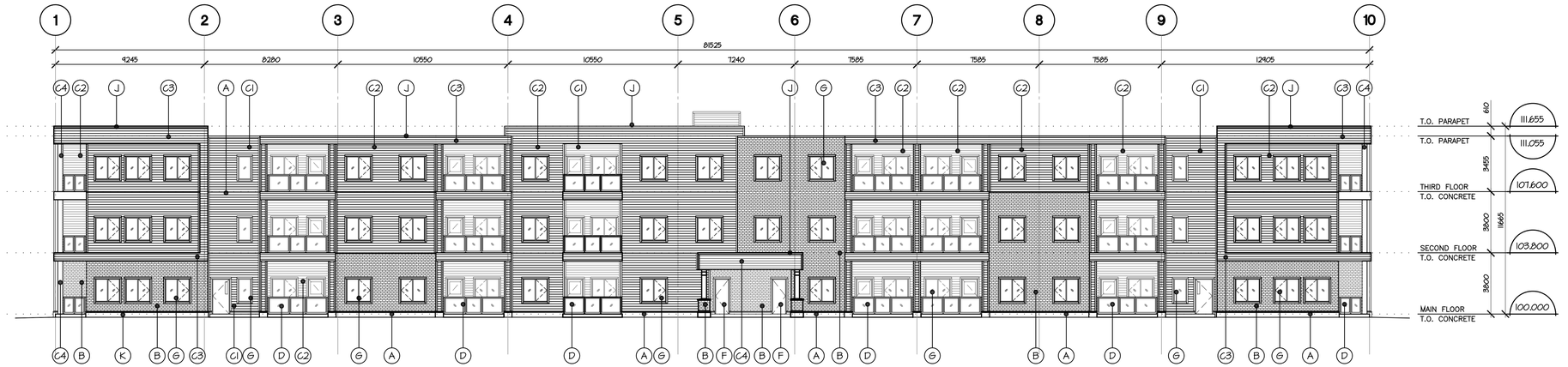
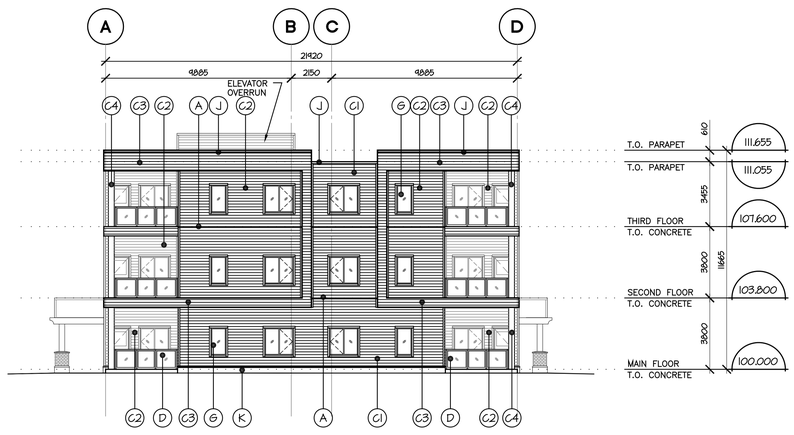
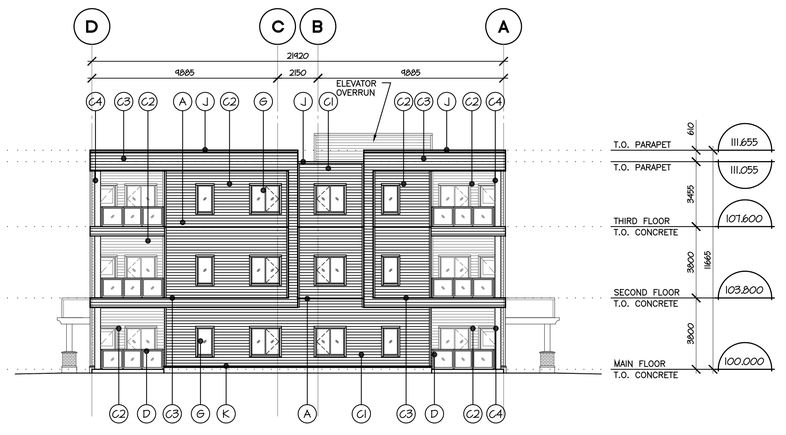


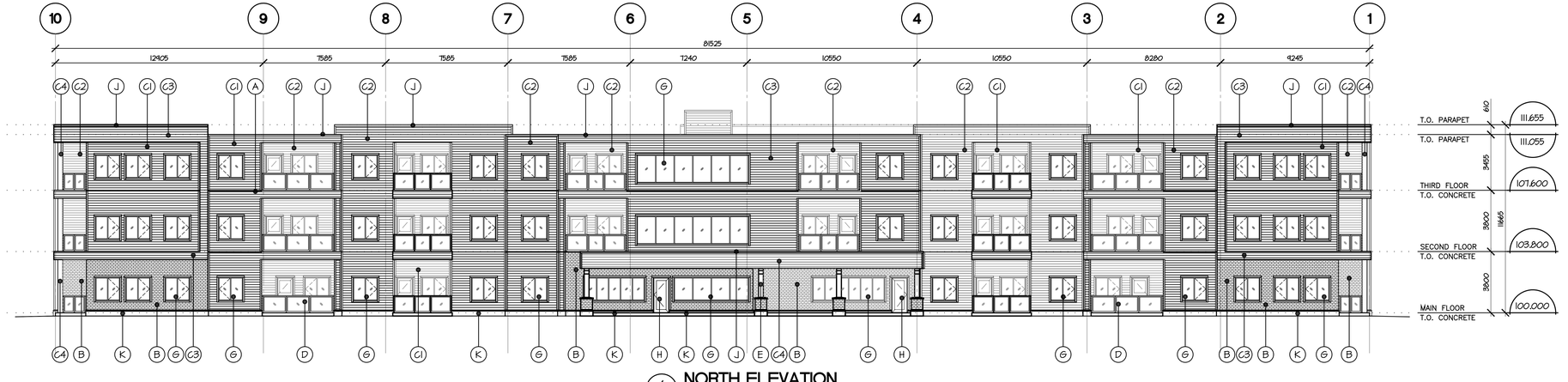
1 / A3.1 **SOUTH ELEVATION**
SCALE: 1:150



2 / A3.1 **WEST ELEVATION**
SCALE: 1:150



3 / A3.1 **EAST ELEVATION**
SCALE: 1:150



4 / A3.1 **NORTH ELEVATION**
SCALE: 1:150

REMARKS

EXTERIOR FINISH SCHEDULE

- (A) PREFINISHED METAL THRU WALL FLASHINGS
- (B) BRICK VENEER
- (C1) JAMES HARDIE BOARD, C/W INTERIOR & EXTERIOR PREFABRICATED CORNER TRIMS COLOR #1
- (C2) JAMES HARDIE BOARD, C/W INTERIOR & EXTERIOR PREFABRICATED CORNER TRIMS COLOR #2
- (C3) METAL PLANK SIDING ACCENT CLOUR #1
- (C4) METAL PLANK SIDING ACCENT CLOUR #2
- (D) ALUMINUM DECK RAILINGS – BLACK
- (E) WOOD COLUMNS / BEAMS – STAINED
- (F) HOLLOW METAL INSULATED DOORS C/W INSULATED PRESSED STEEL FRAMES – PAINTED
- (G) PVC WINDOWS – WHITE
- (H) ALUMINUM ENTRY DOORS
- (I) STEEL HAND & GUARD RAILS, PRIMED & PAINTED, ALL WELDS GROUND SMOOTH
- (J) METAL CAP FLASHINGS
- (K) CONCRETE FACED INSULATED PANELS

SYMBOL LEGEND

- 201 – ROOM NUMBERS
- 201A – DOOR NUMBERS
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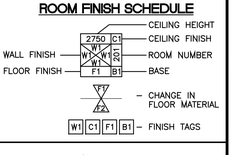
ROOM FINISH SCHEDULE



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RIVERGLEN
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DRAWINGS
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PROJECT ID:	CLIENT ID:	DRAWING NO.
1291-21		A3.1

Smith Dow & Associates Ltd.

- Foundation and Geotechnical Engineering
- Soil Investigation and Site Assessment
- Slope Stability Reports
- Environmental Audits
- Material Testing: Soil, Asphalt, and Concrete

Condominium Development

4240 - 59 Street

Red Deer, Alberta

File No: 4240-59 Street, Red Deer

August 22, 2023

4632 - 62 Street, Red Deer, Alberta T4N 6T3 Phone : (403) 343 - 6888 Fax: (403) 341 - 4710

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SmithDow & Associates Ltd.

- Foundation and Geotechnical Engineering
- Soil Investigation and Site Assessment
- Slope Stability Reports
- Environmental Audits
- Material Testing: Soil, Asphalt, and Concrete

August 22, 2023

East Lincoln Properties
#4, 7935 Edgar Industrial Drive
Red Deer, Alberta

File #: 4240-59 Street, Red Deer

Attn: Tanya Kure

Re: Geotechnical Investigation
4240-59 Street
Red Deer, Alberta

At your request, we conducted a geotechnical investigation at the suggested residential development on July 27, 2023.

The existing site was grass covered, fairly flat with a small hill in the central portion of the east side and an abandoned baseball diamond to the southwest. The site gradient was slightly sloping from the North to the South. It is our understanding that the proposed development will consist of a four-story structure with an underground parkade to the west and along 45 Avenue. Also a three-story apartment condominium with no underground parkade but only slab-on-grade construction will be constructed along the south portion of the site by 59 Street. In addition, parking with corresponding roadways will be incorporated in the central to north and east areas of the site with a storm retention pond in the mid portion. The storm retention pond must be properly constructed to prevent any retained water seeping into surrounding structures.

The purpose of this investigation was to determine the general extent and nature of the subsurface materials encountered along with some basic engineering properties of the subsurface soil. Environmental studies are beyond the scope of this report.

4632 - 62 Street, Red Deer, Alberta T4N 6T3 Phone: (403) 343 - 6888 Fax: (403) 341 - 4710

Field Investigation

Nine (9) test holes were opened at this site within the site. Three holes were completed in the vicinity of the suggested four-story unit with parkade, three holes in the three storey building footprint as well as three holes in the roadway / parking areas. The test holes were opened by using a drilling rig with continuous flight augers. The approximate locations of the test holes are shown on the attached site plan (Dwg. #1).

The holes were advanced incrementally by augering approximately 1.6 meters into the ground and withdrawing soil on the auger vanes. All samples retained were carefully sealed to prevent moisture loss and subsequently taken to our Soil Mechanics Laboratory for further analysis.

Where allowable, the in-situ strength of the soil was determined in the field by conducting a series of standard penetration tests and obtaining the corresponding blow count - N values. Where cohesive materials were encountered, pocket penetrometer tests were performed.

Subsurface Features

A) Subsoil Conditions

The soil profiles, as logged at the borehole locations, are shown on drawing No.'s 2 through 10 inclusive, Appendix A. Results of field and laboratory tests are shown on the borehole logs.

The soil profile in the test hole areas consisted of a layer of topsoil overlying a fill layer, sandy silt till deposit, gravel layer as well as native clay till with a siltstone / shale stratums below. A description of the following soil types encountered should be read in conjunction with review of the borehole logs.

Topsoil / Fill

Grass covered the site at the time of our geo technical investigation. The black organic topsoil varied in thickness from 125 to 600 millimeters. In some locations about 200 to 300 millimeters of silty sand / clayey silt fill was noted mixed with topsoil, was encountered below the topsoil layer. Thicker layers of topsoil and / or fill material could be encountered across the site. They must be removed from the construction area to expose the native soil below.

Sandy Silt Till

The brown native silt till was slightly sandy, then became silty with cream mineral deposits and rusting. It appeared to be loose to firm with localized compact layers. The sandy silt till was non-plastic in nature. Isolated damp silt layers were noted at borehole #1 area. Localized sandy silt till and damp interlayers were noted at borehole #2 and #8 locales. Any silty soil or clayey soil encountered in the footing zone should be removed to expose the underlying compact to dense native gravel deposit.

Gravel

The gravel deposit was encountered below the silt till in all the borehole locations. It varied in thickness between 1.6 to 3.0 meters in the test hole #1 to #3 locales and between 0.7 to 3.0 meters in the test hole #4 to #9 locations. The gravel deposit found at different elevations consisted of mostly pitrun gravel material ranging from pebbles to large cobble sizes. It was non-plastic in nature, slightly sandy and dry in the upper region with some sloughing. As drill depth increased, the gravel deposit contained large cobbles to occasional boulders, water and sloughing was encountered as well. The gravel deposit appeared to be compact to very dense in consistency across the deposit. It can easily be disturbed during excavation and must be recompacted to 98% Standard Proctor Dry Density prior to footing construction.

It should be noted that the parkade slab elevation should be kept as high as possible above the static water table and within the gravel deposit. Also, proper drainage should be provided in and around the parkade area to prevent water seeping into the structure.

Clay Till

The dark brown to olive brown, native clay till deposit extended below the gravel and rested on the siltstone and shale bedrock stratum below. It was medium to low in plasticity, firm to very stiff in consistency in the test hole #1 to #6 locations and soft to firm in the test hole #8 and #9 locales where it was encountered at a shallower elevation. Pebbles to stones, rusting, coal and bedrock fragments and laminations of clay shale in deep elevations identified this glacial till deposit.

It must be noted that the clay till deposit could be encountered at shallower elevations as excavation continues eastward as was the case in the test hole #8 and #9 locations.

The on-site clay soil could have some potential to swell. It is imperative any clay or silty sand soil encountered within the footing zone must be removed to expose the underlying dense native gravel deposit.

Siltstone / Shale

The siltstone / shale was encountered at varied elevations in each of the boreholes. In general, it was found at depths of about 4.0 to 7.0 meters below the existing site grade and extended to the bottom of each of the #1 to #6 drilled hole locations. The siltstone / shale bedrock was weathered in the upper region. As drilled depth increased, it transformed to very dense to hard in consistency. Augering was experiencing difficulty as drilled depths increased.

Sporadic clayey silt till was encountered at the upper region of bedrock in a few locations. One should be aware that the interbedded till may contain wet interlayers / water.

B) Groundwater

Signs of underground water were detected at the time of site testing on July 27, 2023. Underground water was detected at 4.6 meters, 4.3 meters, 3.4 meters, 3.7 meters, and 3.4 meters at the test hole #1, #2, #3, #4 and #5 locations, respectively.

Slotted PVC standpipes were installed in boreholes #1, #3, #5 and #9 locations for monitoring the groundwater level. On August 2, 2023, the water table measurement was recorded and summarized in the table below based on the reference elevation.

Location	Groundwater Level Upon Completion of Drilling (mbg)	Groundwater Level Aug. 2 From Existing Site Grade (m)	Groundwater Level Aug. 14 From Existing Site Grade (m)
Hole 1	Dry	5.0	5.0
Hole 3	3.4	4.2	4.08
Hole 5	3.4	3.6	3.7
Hole 9	Dry	Dry	Dry

Mbg = Meters Below Grade

It should be noted that the water conditions were observed in a relatively short term and may not represent stabilized groundwater readings. Hence the actual groundwater condition at the time of construction could vary from those recorded during this investigation.

Recommendations

A) Footings

1) Pad and pier, spread footings or strip footings are feasible for use as a foundation for the proposed addition.

2) All footings must be directly supported by the native, undisturbed gravel deposit. As the gravel can be easily disturbed during excavation all gravel must be re-compacted to 98% S.P.M.D.D. prior to construction of the footing and the parkade floor slab. Gravel compacted to 98% S.P.M.D.D. may be designed based on the following end bearing resistance values.

END BEARING RESISTANCE FOR FOOTINGS

Building	Soil Type	ULS (kPa)		SLS (kPa)
		Ultimate Resistance	Factored Resistance	
Phase 1 (4 Story) & Phase 2 (3 Story)	Natural Pitrun Gravel below 2.7m from existing site grade.	430	215	172

The "factored" resistance has been calculated by reducing the ultimate values above by a geotechnical resistance factor of 0.5, in accordance with the building code. The serviceability bearing resistance value given above is based on limiting the settlement to less than 25mm and is applicable to footings to a maximum dimension of 1.2m wide or 1.5m x 1.5m.

3) With regards to the native gravel deposit being encountered at varied elevations and potential disturbed or on-site fill material that could be detected within the footing zone, over-excavation to expose the underlying dense natural pitrun gravel deposit is required.

Any over-excavated areas should be backfilled with gravel and properly compacted in 250 millimeter lifts to at least 98% Standard Proctor Maximum Dry Density. Compaction tests should be taken during backfill operations to verify the degree of compaction achieved and if any additional compaction is warranted.

4) The bearing surface of each footing base should be excavated in a manner as to minimize disturbance of the natural subgrade soil. Foundation bearing surfaces must be trimmed of all loose soil, lumps and / or softened soil.

5) All footing soil must be inspected by our personnel to ensure the recommended soil bearing capacity can be achieved prior to concrete placement.

6) If construction is carried out during the winter, the foundation excavation must be protected against snow / ice accumulation freezing of the subsoil at the footing grade. Under no circumstances shall concrete be placed on frozen soil.

7) Footing beneath exterior walls of heated portions of the building should have a minimum of 1.6 meters of soil cover, while footings in any unheated areas should have at least 2.3 meters of soil cover.

8) All side slopes of temporary excavations must be properly designed and adequately braced or cutback to conform to the Occupational Health & Safety Regulations, and to prevent any undermining of neighboring properties and structures.

9) Adequate subsurface drainage must be installed to prevent any potential water seepage into the basement from surface and all subsurface locations. This includes all fill locations, utility service trenches possible spring areas and / or varying water table elevations / locations, etc.

10) Site classification for seismic site response is E for this specific site.

B) Driven Steel Piles

By virtue of our findings at the deeper test hole locations, driven steel pipe piles or H piles can be used for the support of structural loads. The driven steel piles may be designed as end bearing piles. All end bearing piles must be driven to practical refusal in the very dense to hard siltstone / shale bedrock material.

1) All piles should be embedded at least two meters or more into the bedrock. For piles driven to practical refusal into the bedrock and achieving the minimum required embedment depth, the factored ULS end bearing resistance may be determined by multiplying the cross-sectional area of the pile at the tip by 0.35 Fy. Fy is the yield strength of the steel. The maximum permissible value of Fy should be supplied by the manufacturer.

2) All open-ended steel pipe piles or H piles must be driven to practical refusal under an imparted energy of 32,600 Joules. For preliminary design, practical refusal criteria can be taken as 8 blows per 25 millimeters over the last 150 millimeters. Our representative will determine the actual refusal criteria required during pile driving operations, when the pile, weight, driving energy, pile details and load carrying capacities are determined / known.

3) Practical pile refusal depths are roughly estimated in the upper regions of the siltstone /shale stratums and will vary at different pile locations across the site. Test piles should be installed to ensure the steel piles can be driven to the required depths due to changes in siltstone / shale elevations and varying soil deposits encountered in the test hole locations. As hard driving is anticipated, thicker pile walls / larger pile cross sections should be contemplated.

   In the event that premature refusal of the piles is met due to encountering very dense material, cobbles or boulders above the target depth, the pile records should be reviewed by the geotechnical and structural engineer to determine if the piles have adequate capacities in compression and uplift. Additional piles might be required.

4) If open ended steel pipe piles are used, it is suggested to fill the piles with concrete after installation. Concrete filling of open pipe will add strength to the section, reduce the corrosion potential inside the pipe and help facilitate pile cap connections. Corrosion of the pipe in a partially saturated medium must be considered in selecting wall thickness.

5) The minimum allowable pile spacing should be taken as three pile diameters. Where groups of piles are to be installed, the piles should be installed at the center with outer piles installed last. The elevations of the tops of the piles that are already installed should be monitored as adjacent piles are driven in order to determine if heaving of the piles already installed has occurred. Piles that have heaved must be re-driven. Heave of adjacent piles is a concern for close pile spacing and should be monitored throughout the driving. All piles indicating heave of greater than about 5 millimeters should be re-driven to at least the original embedment depths.

6) All piles should be checked for plumbness and potential damage due to driving at the end of installation. An out-of-plumb tolerance of two percent is typically specified for driven steel piles. Care will be required in the set-up and driving of the piles to meet these objectives.

7) Pile driving may result in significant vibrations which may be unacceptable for adjacent structures. In areas where this is a concern, continuous monitoring of vibrations induced in adjacent structures is recommended in order to assess potential damage and the need for modification of procedures. A detailed damage survey of nearby structures is recommended prior to pile driving,

8) If driven piles are installed in frozen ground, the zone of frost should be pre-drilled. Predrilling pilot holes should be no greater than 75 percent of the pile diameter.

9) Frost heave forces will also act on the underside of pile caps and grade beams. An upward heaving pressure in the order of 1000 kPa or greater could be encountered. The potential of frost heaving forces can be greatly reduced by the placement of compressible material or by providing a void of at least 100 millimeters between the underside of the concrete cap or grade beam and soil.

10) The finished grade adjacent to foundation walls should be properly sloped away to prevent the surface runoff from infiltrating and collecting in the void space or in the compressible medium.

    If water is allowed to accumulate in the void space or the compressible medium becomes saturated, frost heaving pressures will become evident.

11) The steel pipes should be inspected prior to installation to confirm that the appropriate material specifications are satisfied and to check that no protrusions on the shaft of at the pile tip exist that could result in voids along the shaft as the pile is driven.

12) In the pile design, a structural engineer should be consulted to ensure that the foundation is adequate to support the vertical, horizontal and dynamic loading.

13) Site classification for seismic site response for the subject property is E.

14) In accordance with the Alberta Building Code, full time inspection by our geotechnical personnel is necessitated to confirm that piles are installed in accordance with design assumptions and that the and that the driving criteria to reach load carry capacities are satisfied. A complete driving record of blows per 300 millimeters of penetration for each pile should be obtained and reviewed by the pile designer.

C) Lateral Earth Pressure

1) Lateral earth pressures will act on foundation walls, retaining structures and temporary trench bracing (if used) at this site. The lateral pressures are dependent on the soil type behind the wall, the wall orientation, exposure to frost action, the slope of the backfill away from the wall, and compaction effort used.

2) For the general case of a permanent vertical wall with horizontal backfill, lateral earth pressures may be computed using the following equation:

   $P = KQ + KrH$

   Where:

   P = Lateral earth pressure at depth H below ground level (KPa)

   Q = Surcharge loading at the ground surface (KPa.)

   K = Coefficient of lateral earth pressure

   r = Total unit weight of soil backfill compacted to at least 95 % Standard Proctor Maximum Dry Density (KN/m^3)

   H = depth below ground level (meters)

3) Recommended designed values for these parameters will depend on the type of backfill used.

   Recommended designed values are given below:

Lateral Earth Pressure Parameter		
Type of Backfill	**Total Unit Weight (KN/m^3)**	**Coefficient of Lateral Earth Pressure K**
Clay	20	0.6
Free draining granular material	22	0.4

The values given above are for backfill compacted to 95 % Standard Proctor Maximum Dry Density. If the density of the backfill is increased, the lateral pressures acting on the wall should be reviewed.

The preceding relationship makes no allowance for hydrostatic pressures to build up behind the wall because a weeping drain system is expected to be in place. If a perimeter drain system is not installed, the earth pressures acting on the wall should be reviewed to include expected hydrostatic forces.

The following should also be considered in the wall design:

1) All side slopes of temporary excavations must be braced or cut back to conform with the Occupational Health and Safety Regulations

2) All backfill material placed against and along the wall perimeters should be moderately compacted to 92 % Standard Proctor Maximum Dry Density. Care must be exercised during compaction to prevent any damage of foundation walls. Compaction tests should be conducted to confirm the percentage of compaction achieved.

3) Applicable surcharge and hydrostatic loading should be considered in the foundation or retaining wall design.

4) It is imperative that steps be taken to prevent any water that infiltrates the backfill soil from accumulating behind the wall. If water is allowed to permeate the soil behind the wall, large additional pressures will be applied to the wall. Therefore, proper site grading must be provided to shed all surface water from the underground structure area. Preferably, backfill soil can be free draining granular material placed against the retaining walls and above the weeping drainpipes.

5) The finished backfill soil should be covered with a protective apron at least 300 millimeters wider than the backfill soil area. The intent of the perimeter protective apron is to intercept excess surface soil moisture which would cause backfill soil saturation and swelling. The apron will also shield the foundation soil from evaporation which would lead to desiccation and differential movement.

   This protective apron can be of any durable paving material, concrete, asphalt or flagstone. The protective perimeter aprons must be properly graded to direct all surface water away from the foundation and retaining walls.

D) Floor Slab

a) Phase 1 (Parkade Slab)

Grade-supported floor slabs may be considered by utilizing support from gravel and properly prepared subgrade soil. Proper preparation of subgrade soil includes the following.

1) Remove any soft soil / large boulders to expose the underlying native pitrun gravel.

2) It is advisable the parkade slab should be maintained as high as possible above the static groundwater level.

3) When over-excavation is complete, the exposed over-excavation bottom must be inspected by our personnel for approval. The exposed approved subgrade, free of organic material / debris, must then be compacted to 98% (S.P.M.D.D.) to support the radon rock.

4) In bringing the underside of slab to design grade, granular material can be used. The crushed gravel / radon rock should be compacted in 150-millimeter lifts. Each lift should be compacted to at least 98% (S.P.M.D.D.). Compaction tests must be conducted to verify soil compaction achieved and if any additional compaction is warranted.

5) Groundwater can potentially flow towards the underground parkade slab and the ramp slab areas. Proper dewatering and permanent measures should be provided to eliminate potential groundwater seeping beneath the underground parkade slab, and the ramp slab.

6) Any potential of groundwater pressure building up in the gravel below the ramp, parkade slab, and against the basement walls needs to be addressed. Groundwater levels in this site could potentially fluctuate as high as 1.0 meter above the recorded groundwater elevation. High groundwater fluctuation will likely occur during extreme periods of prolonged and heavy precipitation or snowmelt, etc.

7) Properly designed interior subfloor lateral drains are prudent to assist the drainage of granular materials below the floor slabs. The subfloor drainage system should be installed at an elevation below the floor slab or at the base of the footing. The rigid perforated pipes beneath the parkade slab should drain towards the interior sumps at a cross fall of at least one percent grade from which it should be pumped well away from the building.

8) Full water-proofing or tanking the underground parkade is advised. This will require installation of water stops between the walls and footing connections, waterproofing all the foundation walls, and provision of adequate subfloor drainage system beneath the parkade and ramp slab to resist seepage and buoyant forces.

9) All slab subgrade soil and granular fill material must be permanently protected from freezing, snow, excessive drying, rain and the ingress of free water, during and after the construction period to prevent any foundation movement.

10) Underground utilities and pipes etc. should be properly designed and supported to prevent any differential movement and damage.

11) The above recommendations are for a continuously heated building with light floor loading.

b) Phase 2 (Slab-on-grade Construction – with no parkade)

Grade-supported floor slabs may be considered by utilizing support from gravel and properly prepared subgrade soil. Proper preparation of subgrade soil includes the following.

1) Remove any organics, fill material, soft / dry soil to expose the underlying native sandy silt till deposit.

2) When over-excavation is complete, the exposed over-excavation bottom must be inspected by our personnel for approval. The exposed approved subgrade, free of organic material / debris, must then be proof rolled to 98% (S.P.M.D.D.) to support the inorganic crushed gravel / radon rock compactable to the specified 98% Standard Proctor Maximum Dry Density. Any soft areas detected must be removed and replaced with granular material compacted to 98% S.P.M.D.D.

3) In bringing the underside of slab to design grade, granular material can be used. An initial lift of 200 millimeters could be required in soft areas. Each lift should be compacted to not less than 98% Standard Proctor Maximum Dry Density. Compaction tests must be conducted to verify soil compaction achieved and if any additional compaction is warranted.

4) All slabs must be directly supported by at least a 200-millimeter-thick layer of radon rock as required. The gravel must be compacted to at least 98% S.P.M.D.D.

5) All slab subgrade soil and granular fill material must be permanently protected from snow, excessive drying, rain, and the ingress of free water, during and after the construction period to prevent any foundation movement.

6) Underground utilities and pipes etc. should be properly designed and supported to prevent any differential movement and damage.

7) The above recommendations are for a continuously heated building with light floor loading.

d) Parkade Ramp

With respect to the construction of the depressed ramps, the following recommendations should be followed to promote drainage and to reduce the potential for frost action below the ramp.

1) It is recommended that rigid insulation (Styrofoam SM or equivalent) be placed vertically along the sides of the retaining walls to reduce the depth of frost penetration.

2) Rigid insulation should also be placed horizontally below the ramp slab to reduce potential frost penetration.

3) Measured groundwater levels at this site are expected to fluctuate and rise higher. This high groundwater fluctuation could occur during periods of prolonged and extreme precipitation, snow melt and / or flooding, etc. Proper measures should be provided to prevent groundwater rising up and getting trapped beneath the ramp slab.

4) A drain (catch basin) should be properly designed and installed at the lowest point of the ramp area to collect and remove surface water and underground water collected beneath the granular layer located below the ramp slab.

5) Heat tracing must be provided to reduce the risk of the drain icing up during freezing conditions.

6) Heating coils embedded in the concrete slab should be considered to reduce icing of the ramp slab.

E) Asphalt Pavement

The following asphalt pavement structures based on the test hole information is proposed. The following procedures are recommended.

1) Remove all organic soil, deleterious material within the paved road and parking lot areas to expose the underlying inorganic fill and /or native soil.

2) Amid site stripping and over-excavation, our personnel should be on-site to examine the exposed excavated soil.

3) When over-excavation is complete, the bottom of the exposed over-excavation must be re-inspected by our personnel for approval. The exposed approved subgrade, free of organic material, must then be compacted with heavy vibratory equipment to a minimum compaction of 95% Standard Proctor Maximum Dry Density is required.

4) Compaction tests must be conducted to verify compaction of the over-excavated bottom. Any soft/organic subgrade soil encountered must be sub-excavated and replaced with pitrun gravel compacted to 95% Standard Proctor Maximum Dry Density.

5) In raising the asphalt pavement to higher elevation, free draining pitrun gravel approved by our personnel can be used. The free draining pitrun gravel, or approved inorganic on-site fill material placed in 200-millimeter lifts must be compacted to not less than 95% Standard Proctor Maximum Dry Density.

6) After subgrade preparation work has been completed and compaction tests have been conducted, the following proposed flexible asphalt pavement sections can be constructed.

Car and Light Truck Traffic	
Design Traffic (ESAL)	1×10^5
Compacted hot asphalt	75 mm
Compacted base gravel	100 mm
Compacted pitrun gravel	250 mm

Heavy Truck Traffic	
Design Traffic (ESAL)	5×10^5
Compacted hot asphalt	100 mm
Compacted base gravel	100 mm
Compacted pitrun gravel	400 mm

The thickness of the subbase given above is considered to be the minimum requirement assuming no subgrade improvement is required. If required, the thickened granular layer used for subgrade improvement, and the subbase layer can be placed together. Increasing the thickness of the sub-base layer will provide support for construction traffic and paving activities.

7) All gravel has to be compacted to not less than 98% Standard Proctor Maximum Dry Density.

7) All gravel supporting the asphalt pavement has to be compacted to not less than 98% Standard Proctor Maximum Dry Density. Likewise, the hot asphalt has to be compacted to a minimum of 96% Marshall Density (75 blows each face).

8) The proposed pavement design sections are based on the assumption that the pavement will be constructed on a stable, prepared subgrade with a California Bearing Ratio of 4.0. This is indicative of a relatively low level of subgrade support as expected during spring thaw when subgrade soils will exist in a weakened condition. As previously discussed, subgrade problems may be encountered depending on local weather and groundwater conditions at the time of construction. If soft subgrade conditions are encountered, it is assumed that the subgrade will be improved with coarse gravel to support construction traffic and paving activities.

ASPHALTIC CONCRETE

Stability (KN minimum)	8.5
Flow (mm)	2-4
Air Voids (percent)	3-5
VMA (minimum percent)	14.5
Asphalt (penetration grade)	150-200 (A)

9) Aggregate materials for base and sub-base gravel should be composed of sound, hard, durable particles free from organic and other foreign material.

RECOMMENDED AGGREGATE SPECIFICATIONS

	ATU Specifications
Asphalt Gravel	Designation 1, Class 12.5
Crushed Base Gravel	Designation 2, Class 20
Sub-base Gravel	Designation 6, Class 80

10) Copies of these ATU aggregate specifications is provided in Appendix A. Based on availability of local materials at the time of tendering or construction, other materials could be considered upon review by the geotechnical engineer.

11) The road surface should be sloped and graded to remove all surface water as rapidly as possible. To minimize the occurrence of surface water ponding on the roadway, finished surface grades and cross slopes in the order of 2% are recommended. Allowing water to pond on the pavement surface will lead to infiltration of water into the subgrade which could result in weakening of the subgrade soils and damaging of asphalt pavement.

F) Foundation Concrete

Considering the subsoil conditions at the site, the soluble sulphate test results from soil samples retrieved at borehole #1, #2 and #5 locations indicated a water-soluble concentration between 0.035 to 0.038%. In accordance with current CSA standards, the degree of sulphate exposure may be considered negligible, and the use of sulphate resistant hydraulic cement is not required for concrete in contact with local soil. It is advisable that water-soluble sulphate concentration tests should be completed on any imported fill to verify the sulphate resistant requirements for concrete elements in contact with fill material.

Concrete elements exposed to de-icing salts or other substances containing chlorides should be designed in accordance with an exposed concrete classification pertaining to concrete exposed to chloride attack. As well, subsurface concrete could be subject in seasonal saturated conditions. Air-entrainment should be provided in all concrete exposed to freeze-thaw cycles to enhance its durability. In accordance with clause 4.1.1.1 of CSA A23.1-19, where more than one exposure condition applies to concrete elements, the concrete shall be designed to meet the highest specified 28-day compressive strength, the lowest water to cementing materials ratio, the highest range in air content, and the most stringent cement type requirement.

It should be recognized that there may be structural and other considerations which may necessitate additional requirements for concrete mix design.

G) Alberta Building Code Considerations

In accordance with the Alberta Building Code, the construction of all foundations (inclusive of all piles and shallow foundations) should be monitored by our representative under the direction of a qualified geotechnical engineer, to verify the subsurface conditions and to conform construction procedures are implemented as recommended in this report.

The engineering design recommendations presented in this report are based on the assumption that an adequate level of inspection will be provided during construction and that all construction will be conducted by a qualified contractor that is experienced in foundation and earthwork construction.

An adequate level of inspection is considered to be:

• For footing foundation:	- confirm soil bearing capacity by our personnel as recommended in the geotechnical report.
• For pile foundation:	- verify the soil bearing strength and to document the installation and configuration of each pile by our representative.
• For earthworks:	- full-time monitoring and soil compaction testing.
• For concrete construction:	- testing of plastic / hardened concrete, mortar, and grout.
• For asphalt pavement:	- testing of asphalt qualities and asphalt compaction.

Smith Dow & Associates Limited provides services required for Schedules A, B and C - B of the Alberta Building Code.

It should be noted that the Alberta Building Code Letters of Assurance Schedule B, and subsequently Schedule C - B, can only be signed and submitted by Smith Dow & Associates Limited if our firm is retained to undertake field reviews and field testing (inclusive of soil compaction testing, concrete testing, mortar testing, asphalt testing, etc.) as are warranted for this project and if satisfactory completion of all geotechnical aspects of construction is satisfied by Smith Dow & Associates Limited.

Closure

The report reflects the base judgement of Smith Dow & Associates Ltd. considering the information available at the time of preparation which was based on the amount and locations of the test holes drilled and subsequent soil samples that were retrieved. Although caution was taken in gathering the information therein, the results obtained are only advisory for the use of our client. Should conditions encountered during construction appear to be different from those shown by the test holes, this office should be notified immediately in order that we may reassess our recommendations based on the new findings.

Foundation inspections and verification of soil compaction must be performed as recommended in this report. A contingency amount should be included in the construction budget to allow for the possibility of variation in soil conditions which may result in modification of the design and/or changes in construction procedures.

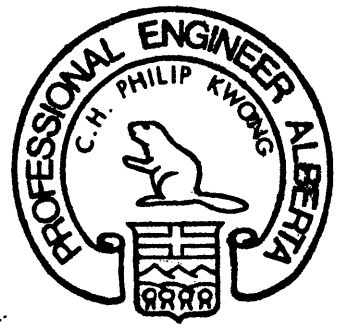
This report has been prepared for the exclusive use of East Lincoln Properties, #4, 7935 Edgar Industrial Drive, Red Deer, Alberta and their agents for specified application to the proposed development at 4240 – 59 Street, Red Deer, Alberta. It has been prepared in accordance with generally accepted soil and foundation engineering practices. This report is for advisory purposes only. No other warranty, expressed or implied, is made.

Any use which a third party makes of this report, or any reliance on or decisions to be made on it, are the responsibility of such third parties. Smith Dow & Associates Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on this report.

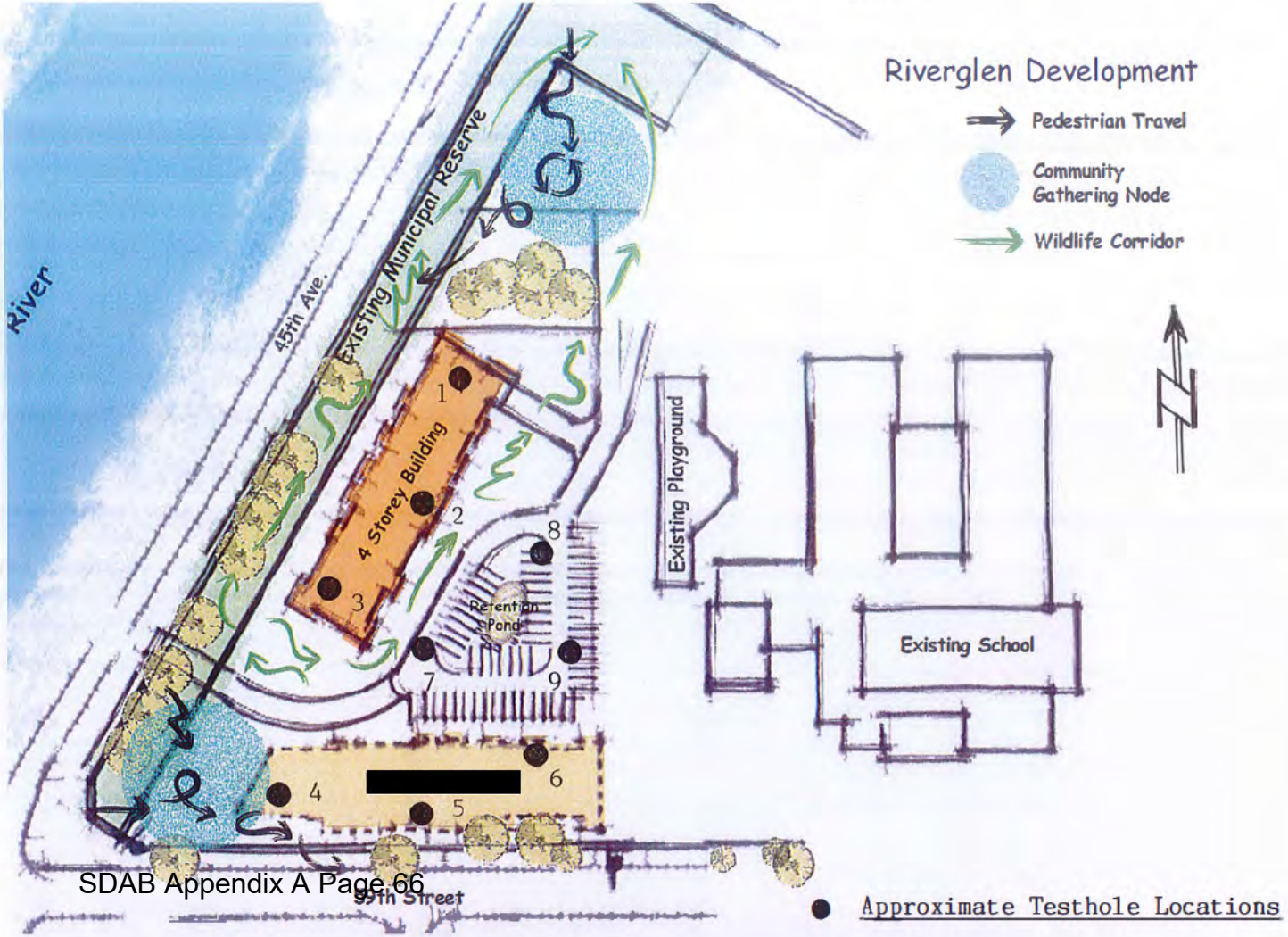
Regards,
Smith Dow and Associates Ltd. (Red Deer)

Philip Kwong

Philip Kwong (P. Eng.)



APPENDIX-A


Riverglen Development
Pedestrian Travel
Community Gathering Node
Wildlife Corridor
River
45th Ave.
Existing Municipal Reserve
4 Storey Building
Retention Pond
Existing Playground
Existing School
99th Street
1
2
3
4
5
6
7
8
9
Approximate Testhole Locations

SMITH DOW & ASSOCIATES LTD.

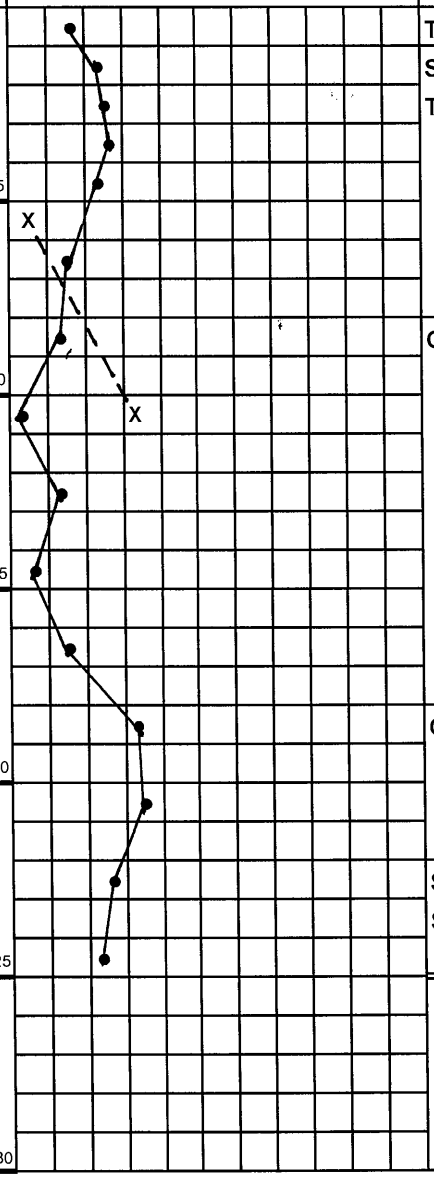
-------Engineering Consultants-------

Project: **Proposed Condominium Dev.**
4240 - 59 Street
Red Deer, Alberta

DWN MK	CKD AK	DATE July 27, 2023	FILE #	HOLE 1

STRENGTH----------
MOISTURE----------
PENETRATION----------

▲ 100 200 300 400 500
● 10 20 30 40 5
X 0 10 20 30 40 50 60 70 80 90 100



DATUM
GROUND ELEV-

CLASSIFICATION		SYMBOL	TEST DATA	SAMPLE	Depth feet	Depth meters
Topsoil/Fill	150mm, organic, black, silt / sand				1	
Sandy Silt	slightly sandy				2	
Till	silty, brown				3	
	silty, cream mineral deposits				4	1
	loose to firm				5	
	non-plastic, sandy		N= 4	X	6	
	silty brown, compact				7	2
	sand, rusting, tan color				8	
Gravel	pebbles to cobbles, sl. silty				9	
	brown, pitrun gravel				10	3
	dense, non-plastic		N= 33	X	11	
	slough, extensive				12	
	pebbles to cobbles				13	4
	occasional boulders				14	
	damp				15	
	sloughing				16	5
	water, wet				17	
	clayey				18	
Clay Till	medium plastic, stones to pebbles				19	6
	olive to dark brown, clay laminations				20	
	medium plastic				21	
	stiff				22	7
Siltstone /	weathered, light grey				23	
Shale	coal traces				24	
	medium dense to dense, grey				25	
	End of Hole				26	8
	(Standpipe In)				27	
					28	
					29	
					30	9

FILL	CLAY	TILL	Q - Unconfirmed Strength, kN/m2
TOPSOIL	PEAT	COAL	d - Dry Unit Weight, kN/m3
SAND	GRAVEL	WATER	S - Sulphate Concentration, %
SILT	SILTSTONE	LIMITS	N - Penetration Resistance, blows

Tube	/
Penetrometer	X
No Recovery	■

TEST HOLE LOG AND LAB DATA

DWG # 2

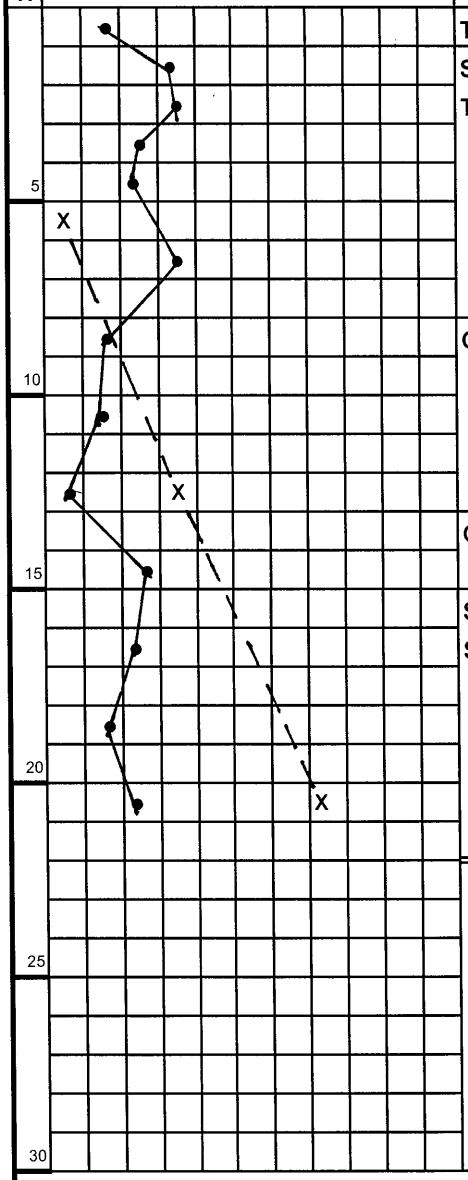
SMITH DOW & ASSOCIATES LTD.
-------Engineering Consultants-------

Project: **Proposed Condominium Dev.**
4240 - 59 Street
Red Deer, Alberta

DWN MK	CKD AK	DATE July 27, 2023	FILE #	HOLE 2

STRENGTH----------
MOISTURE----------
PENETRATION----------

▲ 100 200 300 400 500
● 10 20 30 40 5
X 0 10 20 30 40 50 60 70 80 90 100



DATUM
GROUND ELEV-

CLASSIFICATION		SYMBOL	TEST DATA	SAMPLE	Depth feet	Depth meters
Topsoil/Fill	110mm, organic, black, silt brown				1	
Sandy Silt	silty, low plastic				2	
Till	stiff, cream mineral deposit				3	
	coal specks				4	1
	sandy, loose to firm				5	
	fine-grained, tan brown, sandy		N= 4	X	6	
	damp, silt				7	2
	interbedded sand layers				8	
Gravel	stones, brown				9	
	tan, clay interlayer				10	3
	pitrun gravel, free-draining				11	
	dense, non-plastic, cobbles				12	
	stones to cobbles		N= 34	X	13	4
Clay Till	low plastic, stiff to very stiff, damp				14	
	rust to tan w/ grey silt shale layers				15	
Silt Shale /	grey, dense				16	5
Sandstone	shale				17	
	dense				18	
	sandstone laminations				19	6
	dense				20	
	very dense, medium grey		N= 70	X	21	
	sandstone laminated				22	7
	End of Hole				23	
	(Backfilled w/ auger cuttings)				24	
					25	
					26	8
					27	
					28	
					29	
					30	9

FILL	CLAY	TILL	Q - Unconfirmed Strength, kN/m2
TOPSOIL	PEAT	COAL	d - Dry Unit Weight, kN/m3
SAND	GRAVEL	WATER	S - Sulphate Concentration, %
SILT	SILTSTONE	LIMITS	N - Penetration Resistance, blows

Tube	/
Penetrometer	X
No Recovery	■

TEST HOLE LOG AND LAB DATA

DWG # 3

SMITH DOW & ASSOCIATES LTD.

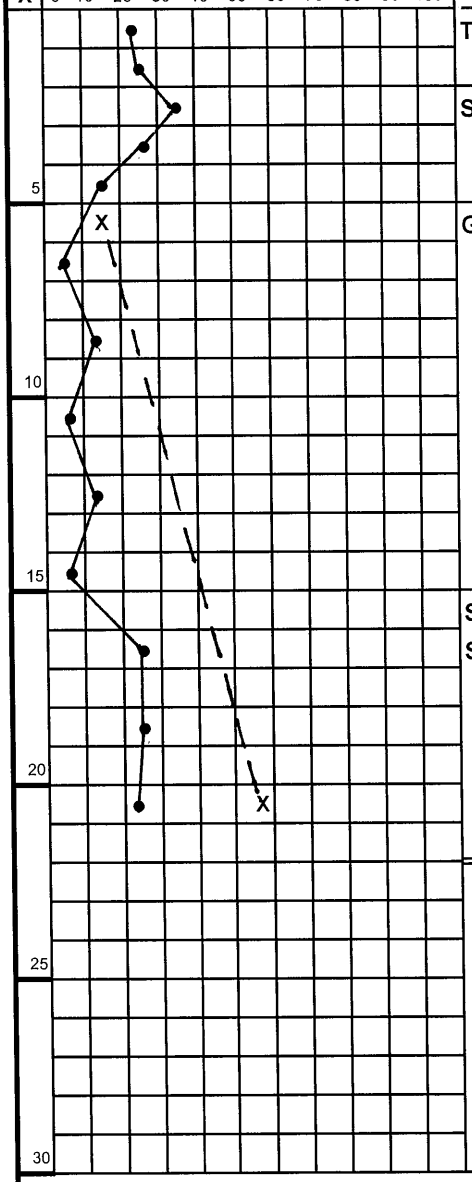
-------Engineering Consultants-------

Project: **Proposed Condominium Dev.**
4240 - 59 Street
Red Deer, Alberta

DWN MK	CKD AK	DATE July 27, 2023	FILE #	HOLE 3

STRENGTH----------
MOISTURE----------
PENETRATION----------

▲ 100 200 300 400 500
● 10 20 30 40 5
X 0 10 20 30 40 50 60 70 80 90 100



DATUM
GROUND ELEV-

CLASSIFICATION		SYMBOL	TEST DATA	SAMPLE	Depth feet	Depth meters
Topsoil/Fill	600mm, organic, rootlets, silt & sand				1	
	interspersed topsoil, pebbles,brown				2	
Silt Till	brown to dark brown				3	
	low plastic to non-plastic				4	1
	tan				5	
Gravel	slightly sandy, tan/brown				6	
	stones to cobbles				7	
	dry, slough		N= 14	X	8	2
	cobbles				9	
	dark brown				10	3
	extensive sloughing, wet				11	
					12	
	pebbles to stones				13	4
	cobbles, difficult augering				14	
	sloughing, shale traces, grey, wet				15	
Shale/	low to non-pl., grey, damp to wet				16	5
Siltstone	light grey				17	
	dense				18	
	very dense to hard				19	6
	very dense to hard				20	
	drilling difficulty		N= 57	X	21	
					22	7
	End of Hole				23	
	(Standpipe In)				24	
					25	
					26	8
					27	
					28	
					29	
					30	9

FILL	CLAY	TILL	Q - Unconfirmed Strength, kN/m2
TOPSOIL	PEAT	COAL	d - Dry Unit Weight, kN/m3
SAND	GRAVEL	WATER	S - Sulphate Concentration, %
SILT	SILTSTONE	LIMITS	N - Penetration Resistance, blows

Tube	/
Penetrometer	X
No Recovery	■

TEST HOLE LOG AND LAB DATA

DWG # 4

SMITH DOW & ASSOCIATES LTD.

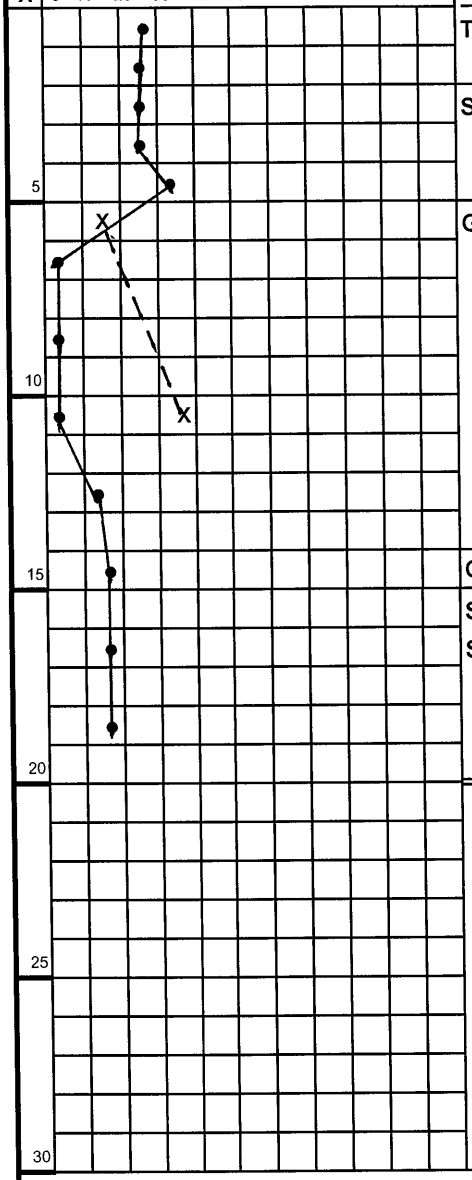
-------Engineering Consultants-------

Project: **Proposed Condominium Dev.**
4240 - 59 Street
Red Deer, Alberta

DWN MK	CKD AK	DATE July 27, 2023	FILE #	HOLE 4

STRENGTH----------
MOISTURE----------
PENETRATION----------

▲ 100 200 300 400 500
● 10 20 30 40 5
X 0 10 20 30 40 50 60 70 80 90 100



DATUM
GROUND ELEV-

CLASSIFICATION		SYMBOL	TEST DATA	SAMPLE	Depth feet	Depth meters
Topsoil/Fill	120mm rootlets, silt w/sand				1	
	intersp. topsoil & silt, rootlets, stones				2	
Silt Till	brown to tan				3	
	slighlty sandy, low plastic				4	1
	coal specks				5	
Gravel	tan to brown, free-draining				6	
	pitrun gravel, dry		N= 8	X	7	2
	sloughing				8	
	non-plastic				9	
	cobbles				10	3
	dense, damp				11	
	wet, water, stones to cobbles		N=40	X	12	
	free-draining, boulders to stones				13	4
	non-plastic, slough				14	
Clay Till	tan, rusting, pebbles, firm				15	
Silt/	grey, dense, weathered				16	5
Shale	coal traces				17	
	light grey				18	
					19	6
	dense, harder augering				20	
	End of Hole				21	
	(Standpipe In)				22	7
					23	
					24	
					25	
					26	8
					27	
					28	
					29	
					30	9

FILL	CLAY	TILL	Q - Unconfirmed Strength, kN/m2
TOPSOIL	PEAT	COAL	d - Dry Unit Weight, kN/m3
SAND	GRAVEL	WATER	S - Sulphate Concentration, %
SILT	SILTSTONE	LIMITS	N - Penetration Resistance, blows

Tube	/
Penetrometer	X
No Recovery	■

TEST HOLE LOG AND LAB DATA

DWG # 5

SMITH DOW & ASSOCIATES LTD.

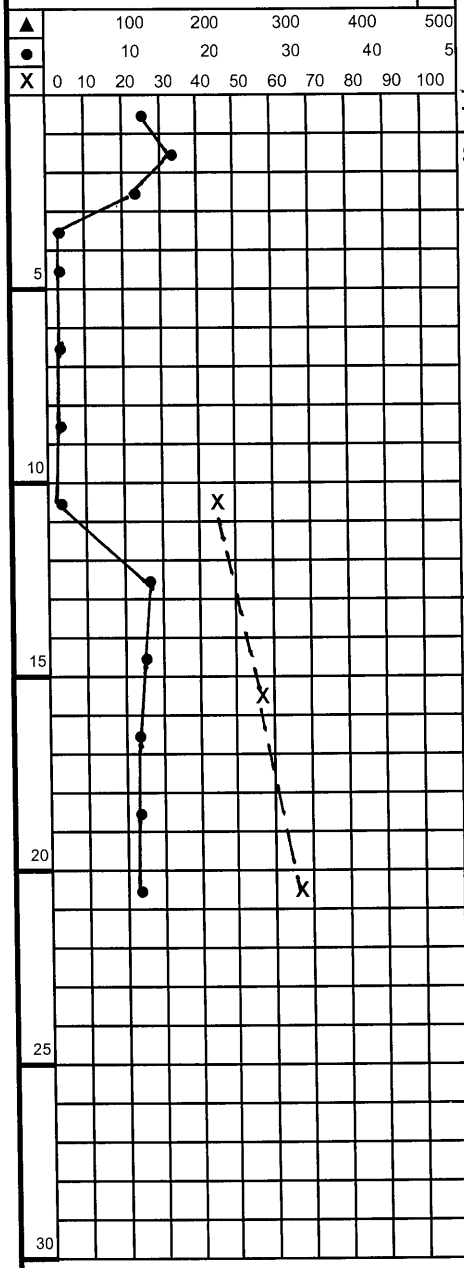
-------Engineering Consultants-------

Project: **Proposed Condominium Dev.**
4240 - 59 Street
Red Deer, Alberta

DWN MK	CKD AK	DATE July 27, 2023	FILE #	HOLE 5

STRENGTH----------
MOISTURE----------
PENETRATION----------

DATUM
GROUND ELEV-



CLASSIFICATION		SYMBOL	TEST DATA	SAMPLE	Depth (feet)	Depth (meters)
Topsoil/Grass	150mmorganics, rootlets, silt w/sand				1	
Silt Till	occasional stones, rootlets to roots				2	
	medium dense to firm				3	
Gravel	silty w/sand & stones				4	1
	tan/olive brown				5	
	cobbles to stones		N= 22	X	6	
	non-plastic				7	2
	sloughing, dry				8	
	free-draining				9	
					10	3
	dense to very dense, wet		N=45	X	11	
	water				12	
	clay layer, firm, medium pl., brown				13	4
Siltstone/	light grey, slightly weathered				14	
Shale	dense, laminations, coal traces				15	
	very dense, carboneous deposit		N=58	X	16	5
	blueish grey, silt shale				17	
	sandstone				18	
	very dense, carboneous deposit				19	6
	difficulty drilling				20	
	very dense, laminated		N=70	X	21	
	blueish grey, siltstone, hard				22	7
	End of Hole				23	
	(Standpipe In)				24	
					25	
					26	8
					27	
					28	
					29	
					30	9

FILL	CLAY	TILL	Q - Unconfirmed Strength, kN/m2
TOPSOIL	PEAT	COAL	d - Dry Unit Weight, kN/m3
SAND	GRAVEL	WATER	S - Sulphate Concentration, %
SILT	SILTSTONE	LIMITS	N - Penetration Resistance, blows

Tube	/
Penetrometer	X
No Recovery	

TEST HOLE LOG AND LAB DATA

DWG # 6

SMITH DOW & ASSOCIATES LTD.

-------Engineering Consultants-------

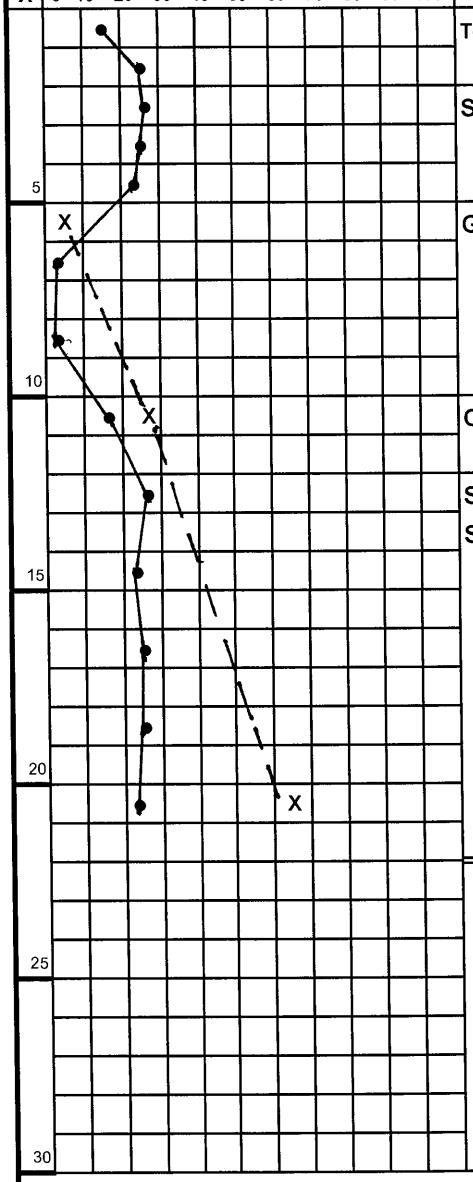
Project: **Proposed Condominium Dev.**
4240 - 59 Street
Red Deer, Alberta

DWN MK	CKD AK	DATE July 27, 2023	FILE #	HOLE 6

STRENGTH----------
MOISTURE----------
PENETRATION----------

▲ DATUM
● GROUND ELEV-

▲	100	200	300	400	500
●	10	20	30	40	5
X	0 10	20	30	40	50 60 70 80 90 100



CLASSIFICATION		SYMBOL	TEST DATA	SAMPLE	Depth feet	Depth meters
Topsoil/Grass	sand fill				1	
	concrete /debris @ 450mm				2	
Sandy Silt Till	cream mineral deposit, dark brown				3	
	low plastic, stiff to firm, pebbles				4	1
	slightly sandy, coal specks				5	
Gravel	tan/brown, dry		N= 7	X	6	
	sloughing, pitrun gravel				7	2
	cobbles to stones				8	
	non-plastic				9	
	brown				10	3
Clay Till	olive bedrock frag's & rusting		N=30	X	11	
	golden brown to olive, very stiff				12	
Siltstone/	light blueish grey				13	4
Shale	dense to very dense				14	
	medium grey				15	
	very dense				16	5
	augering difficulty				17	
	darker grey, very hard				18	
	hard, siltstone				19	6
	laminated, carboneous traces				20	
	siltstone		N=66	X	21	
					22	7
	End of Hole				23	
	(Standpipe In)				24	
					25	
					26	8
					27	
					28	
					29	
					30	9

FILL	CLAY	TILL	Q - Unconfirmed Strength, kN/m2
TOPSOIL	PEAT	COAL	d - Dry Unit Weight, kN/m3
SAND	GRAVEL	WATER	S - Sulphate Concentration, %
SILT	SILTSTONE	LIMITS	N - Penetration Resistance, blows

Tube	/
Penetrometer	X
No Recovery	■

TEST HOLE LOG AND LAB DATA

DWG # 7

SMITH DOW & ASSOCIATES LTD.

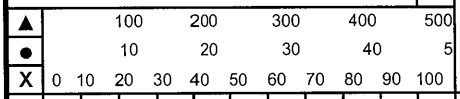
-------Engineering Consultants-------

Project: **Proposed Condominium Dev.**
4240 - 59 Street
Red Deer, Alberta

DWN MK	CKD AK	DATE July 27, 2023	FILE #	HOLE 7

STRENGTH----------
MOISTURE----------
PENETRATION----------

▲ DATUM
● GROUND ELEV-
X



CLASSIFICATION	SYMBOL	TEST DATA	SAMPLE	Depth feet	Depth meters
Topsoil/Grass 120mm organic/fill 400mm interspresed topsoil				1 2 3 4 5	1
Sandy Silt Till dark brown to tan; non to low plastic, compact; tan, occ. pebbles, coal traces; compact, pebbles, moist		N= 5	X	6 7 8 9 10	2 3
Gravel coal traces, stones to cobbles; tan/brown, dry; dry, free-draining; non-plastic				11 12 13 14 15	4 5
End of Hole (Standpipe In)				16 17 18 19 20	6
				21 22 23 24 25	7 8
				26 27 28 29 30	9

FILL	CLAY	TILL	Q - Unconfirmed Strength, kN/m2
TOPSOIL	PEAT	COAL	d - Dry Unit Weight, kN/m3
SAND	GRAVEL	WATER	S - Sulphate Concentration, %
SILT	SILTSTONE	LIMITS	N - Penetration Resistance, blows

Tube	/
Penetrometer	X
No Recovery	■

TEST HOLE LOG AND LAB DATA

DWG # 8

SMITH DOW & ASSOCIATES LTD.

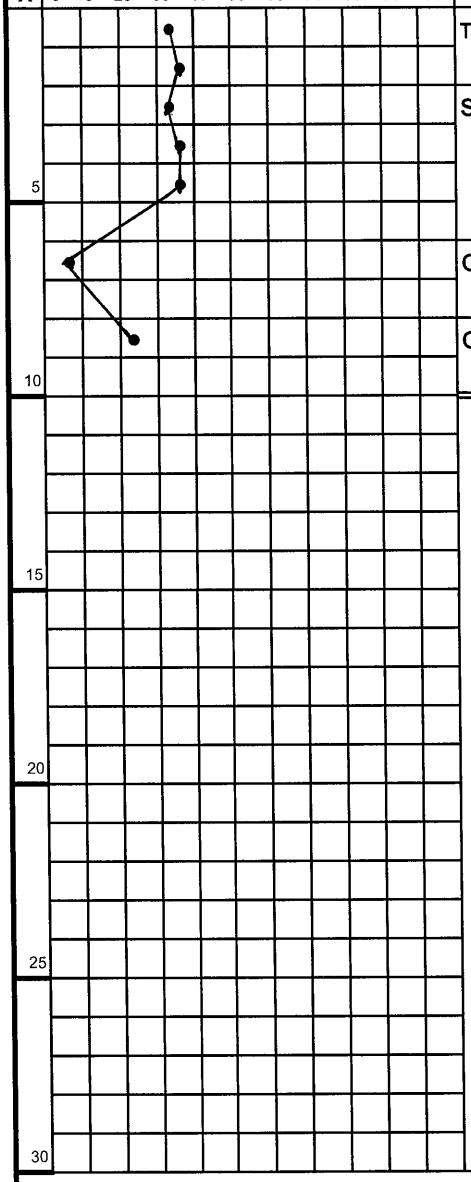
-------Engineering Consultants-------

Project: **Proposed Condominium Dev.**
4240 - 59 Street
Red Deer, Alberta

DWN MK	CKD AK	DATE July 27, 2023	FILE #	HOLE 8

STRENGTH----------
MOISTURE----------
PENETRATION----------

▲ 100 200 300 400 500
● 10 20 30 40 5
X 0 10 20 30 40 50 60 70 80 90 100



▲ DATUM
● GROUND ELEV-

CLASSIFICATION		SYMBOL	TEST DATA	SAMPLE	Depth feet	Depth meters
Topsoil/Grass	175mm organic w/rootlets, fill				1	
	silt & clay w/intersp. topsoil, rootlets				2	
Sandy Silt Till	dark brown				3	
	firm, medium plastic, rootlets				4	1
	medium plastic to low plastic				5	
	soft, plastic				6	
Gravel	pebbles to cobbles				7	2
	olive/tan, dense				8	
Clay Till	stones to pebbles, silty				9	
	olive/brown				10	3
	End of Hole				11	
	(Standpipe In)				12	
					13	4
					14	
					15	
					16	5
					17	
					18	
					19	6
					20	
					21	
					22	7
					23	
					24	
					25	
					26	8
					27	
					28	
					29	
					30	9

FILL	CLAY	TILL	Q - Unconfirmed Strength, kN/m2
TOPSOIL	PEAT	COAL	d - Dry Unit Weight, kN/m3
SAND	GRAVEL	WATER	S - Sulphate Concentration, %
SILT	SILTSTONE	LIMITS	N - Penetration Resistance, blows

Tube	/
Penetrometer	X
No Recovery	■

TEST HOLE LOG AND LAB DATA

DWG # 9

SMITH DOW & ASSOCIATES LTD.

-------Engineering Consultants-------

Project: **Proposed Condominium Dev.**
4240 - 59 Street
Red Deer, Alberta

DWN MK	CKD AK	DATE July 27, 2023	FILE #	HOLE 9

STRENGTH----------
MOISTURE----------
PENETRATION----------

▲ 100 200 300 400 500
● 10 20 30 40 5
X 0 10 20 30 40 50 60 70 80 90 100

DATUM
GROUND ELEV-

CLASSIFICATION		SYMBOL	TEST DATA	SAMPLE	Depth feet	Depth meters
Topsoil/Grass	1230mm organic				1	
	interspersed topsoil				2	
Sandy Silt Till	dark brown, low plastic				3	
	firm, rootlets				4	1
	sand interbedded, tan/brown				5	
Gravel	pebbles to ocasional small cobbles				6	
	tan to yellow brown				7	2
Clay Till	coal specks, pebbles to stones				8	
	wet/water, tan, soft				9	
	dar brown				10	3
	End of Hole				11	
	(Standpipe In)				12	
					13	4
					14	
					15	
					16	5
					17	
					18	
					19	6
					20	
					21	
					22	7
					23	
					24	
					25	
					26	8
					27	
					28	
					29	
					30	9

FILL	CLAY	TILL	Q - Unconfirmed Strength, kN/m2
TOPSOIL	PEAT	COAL	d - Dry Unit Weight, kN/m3
SAND	GRAVEL	WATER	S - Sulphate Concentration, %
SILT	SILTSTONE	LIMITS	N - Penetration Resistance, blows

Tube	/
Penetrometer	X
No Recovery	■

TEST HOLE LOG AND LAB DATA

DWG # 10

TABLE 3.2.3.1, SPECIFICATIONS FOR AGGREGATE

DESIGNATION		1			2				3				4			5		6		7	8	9
Class (mm)		10	12.5	16	*16(N2)	20	25	40	12.5AW	12.5BW	12.5C	16	20	25	40	10A	10B	80	125	40	25	8
Percent Passing Metric Sieve (CGSB 8-GP-2M) μm	125 000																		100			
	80 000																	100				
	50 000																	55-100	55-100			
	40 000							100							100					100		
	25 000						100	70-94						100				38-100	38-100		100	
	20 000					100	82-97						100		55-90							
	16 000			100	100	84-94	70-94	55-85				100						32-85	32-85		90-100	
	12 500		100	80-92	89-100				100	100	100	72-95								85-100	45-75	
	10 000	100	83-92	70-84	78-94	63-86	52-79	44-74	35-65	55-75	70-93	53-82	35-77	30-77	25-72	100	100					100
	8 000																				0-15	85-100
	5 000	60-75	55-70	50-65	55-70	40-67	35-64	32-62	0-15	0-15	30-60	27-54	15-55	15-55	8-55	70-90	45-70	20-65	20-65		0-5	45-75
	1250	26-45	26-45	26-45	26-45	20-43	18-43	17-43	0-3	0-3	9-28	9-28	0-30	0-30	0-30	20-45	20-45			40-100		30-50
	630	18-38	18-38	18-38	18-38	14-34	12-34	12-34														
	315	12-30	12-30	12-30	12-30	9-26	8-26	8-26			0-15	0-15				9-22	9-22	6-30	6-30	17-100		18-30
	160	8-20	8-20	8-20	8-20	5-18	5-18	5-18			0-11	0-11				5-15	5-15					10-21
	80	4-10	4-10	4-10	4-10	2-10	2-10	2-10	0-0.3	0-0.3	0-8	0-8	0-12	0-12	0-12	0-10	0-10	2-10	2-15	6-30		5-15
% FRACTURE BY WEIGHT (2 FACES)	ALL +5000	60÷	60+	* SEE NOTE (N1)	60÷	60÷	60÷	50÷	75+ (100% 1 Face)	75+ (100% 1 Face)	60÷	60÷	40÷	40÷	25÷	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PLASTICITY INDEX (PI)		NP	NP	NP	NP	NP-6	NP-6	NP-6	N/A	N/A	NP-4	NP-4	NP-8	NP-8	NP-8	NP-6	NP-6	NP-8	NP-8	NP-5	NP-5	NP
L.A. ABRASION LOSS PERCENT MAX.		40	40	40	50	50	50	50	35	35	35	35	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35
FLAKINESS INDEX		N/A							MAX 15	N/A												
COEFFICIENT OF UNIFORMITY (CU)		N/A																		3–	N/A	

Designations:

Designation 1 - Asphalt Concrete Pavement
Designation 2 - Base Course Aggregate
Designation 3 - Seal Coat Aggregate
Designation 4 - Gravel Surfacing Aggregate
Designation 5 - Sanding Material
Designation 6 - Pit- Run Gravel Fill
Designation 7 - Cement Stabilized Base Course Aggregate
Designation 8 - Granular Filter Aggregate
Designation 9 - Slurry Seal Aggregate

* Notes:

N1. Asphalt Concrete Mix Type 1 - 90÷ (98% 1 face)
Asphalt Concrete Mix Type 2 - 70÷
Other Asphalt Concrete Mix Types - 60÷

N2. Designation 2 Class 16 Material is for ASBC

N3. For crushed aggregates other than all Designation 5 and Designation 9 materials, a tolerance of three percent in the amount passing the maximum size sieve will be permitted provided all oversize material passes the next larger standard sieve size.

Version 1.0

March 20, 2025 Ref. 36199-510

Tanya Kure
EAST LINCOLN PROPERTIES CORP.
4, 7935 Edgar Industrial Drive
Red Deer, AB T4P 3R2

Subject: **Vegetation, Wildlife, and Hydrology Assessment in Support of the Development Permit Application for the Property 4240 59 Street, Red Deer, Alberta**

Dear Tanya Kure:

1 INTRODUCTION

East Lincoln Properties Corporation retained Montrose Environmental Solutions Canada (Montrose, formerly Matrix Solutions Inc.) to complete the vegetation, wildlife, and hydrology assessment in support of the development permit application of the proposed development located in 4240 59 Street, Red Deer, Alberta. This letter report presents the findings of the assessments and potential impacts (if any) of the proposed development on the vegetation, wildlife, and hydrology aspects of the environment.

The report is structured in three separate sections documenting various activities completed for each assessment and findings of the assessment.

2 VEGETATION ASSESSMENT

Section 2 provides information on information reviewed, evaluation and conclusion drawn based on the findings of the vegetation aspect of the overall assessment.

2.1 Information Reviewed

The following information was reviewed:

1. The City of Red Deer Land Use Bylaw 3357/2006
2. Waskasoo Area Redevelopment Plan Bylaw 3567/2016
3. Municipal Development Plan Bylaw 3404/2008
4. Geotechnical Investigation, 4240-59 Street, Red Deer, Alberta. Prepared by Smith Dow and Associates Ltd. (2023)

2.2 Evaluation

This evaluation focused on the potential impacts to the green space and the riparian zone along the Red Deer River with respect to the East Lincoln Properties proposed development of a seniors supportive living accommodation.

There are no guidelines related to vegetation resources that are included in the Land Use Bylaw 3357/2006. The Municipal Development Plan Bylaw 3404/2008 states that the City of Red Deer "shall continue to use the Natural Area/Ecospace Classification and Prioritization System as one of the key elements in land use planning" (The City of Red Deer 2024). Bylaw 3404/2008 also states that lands adjacent to water courses require a strip of land dedicated as environmental reserve to provide a buffer and public access if the lands are subdivided.

The subject property is located approximately 25 m east of the Red Deer River within the City of Red Deer. The subject property is privately owned, fenced, undeveloped, and is a flat area with non-native grasses. The property has low species diversity. In the past the subject property was part of the adjacent school site and was used for recreational school activities (AEP 2012). The subject property is not within any vegetation species at risk ranges (Government of Canada 2021) or any historical rare plant occurrences (ACIMS 2022). There are no wetlands within the subject property according to the ABMI and AMWI datasets (AMBI 2021) or based on imagery review. The loss of this area would not negatively impact the native vegetation species diversity in the area.

Based on the development plans proposed by East Lincoln, the Red Deer River riparian zone will not be directly impacted. The project will avoid the riparian area and will also avoid the Municipal Reserve (MR) that is on the east side of 45 Avenue. The avenue and the MR are at least 30 m in width from the west edge of 45 Avenue and will provide a buffer to the riparian zone. The potential development will result in a change of stormwater management. Based on the borehole drilling report done by Smith Dow & Associates (2023), there is a gravel layer underlying the development area. This layer varies in depth from 0.5 to 4.5 m thick.

2.3 Conclusions

The following conclusions are drawn based on the evaluation:

- Vegetation in the proposed development area consists of non-native grasses, has low species diversity, and will not have a negative impact on native vegetation diversity in the area.
- The proposed application will not directly impact the riparian zone.

3 WILDLIFE ASSESSMENT

Section 3 provides information on information reviewed, evaluation and conclusion drawn based on the findings of the wildlife aspect of the overall assessment.

3.1 Information Reviewed

The following information was reviewed:

1. The City of Red Deer Land Use Bylaw 3357/2006
2. Waskasoo Area Redevelopment Plan Bylaw 3567/2016
3. Municipal Development Plan Bylaw 3404/2008
4. Geotechnical Investigation, 4240-59 Street, Red Deer, Alberta (Smith Dow & Associates Ltd. 2023)
5. Google Maps (street view) – Imagery at site was reviewed to look at topography and barriers to movement

6. Fish and Wildlife Internet Mapping Tool (FWIMT; AEP 2023) - FWIMT data were reviewed to determine if historical observations of wildlife species at risk (SAR) and wildlife habitat features (e.g., nests, leks, burrows, and dens) are within 1 km of the site (AEP 2023)
7. Landscape Analysis Tool (LAT; AEP 2021a). Provincial wildlife sensitivity data layers (AEP 2021b) were reviewed to identify provincially designated sensitive wildlife ranges, zones, and water bodies that overlap the site are within 1 km.

3.2 Current Site Conditions and Evaluation

The subject property is located entirely within the sensitive raptor range (bald eagle) and the sharp-tailed grouse survey area (AEP 2023). No other provincially designated wildlife sensitivity areas overlap the subject property or are within 1 km. Wildlife SAR that have been historically observed within 1 km of the subject property as noted in the FWIMT data including American white pelican, bank swallow, common yellowthroat, ferruginous hawk, and pileated woodpecker (AEP 2023).

There is habitat for wildlife species in the area, mainly focused along the river. Raptor and other species could nest in the treed areas along the river and other species may use this area as a travel corridor. However, based on the proposed development, the riparian area will not be directly impacted. The project will avoid the riparian area and will also avoid the MR that is on the east side of 45 Avenue.

The main area for development is a flat area with tame grass which appears to have previously served as a playground area for the Gateway Christian School (AEP 2012). Imagery at the subject property from Google Street View and Google Maps indicates that the school yard is currently surrounded with a chain link fence along the sides that parallel the road and river (i.e., west and south sides). The fence is not entirely continuous and while it would be a partial obstacle to movement by medium and large mammals, it would not stop movement of small animals (e.g., snakes and amphibians). The area with tame grass that makes up most of the subject property can provide habitat for animals to forage and move across; however, it is very open, lower quality and may be avoided due to predation risk.

3.3 CONCLUSION

The following conclusions are drawn based on the findings of the wildlife assessment:

- The proposed development will not directly impact the riparian zone. Wildlife can experience indirect impacts such as sensory disturbance, depending on the development plan.
- Certain types of development could impact wildlife movement.
- Overall, the habitat on site is low quality, with the exception of the riparian zone. Given the project will avoid that area, impacts from development on the site are expected to be low.

4 HYDROLOGY ASSESSMENT

Section 4 provides information on information reviewed, evaluation and conclusion drawn based on the findings of the hydrology aspect assessment of the overall assessment.

4.1 Information Reviewed

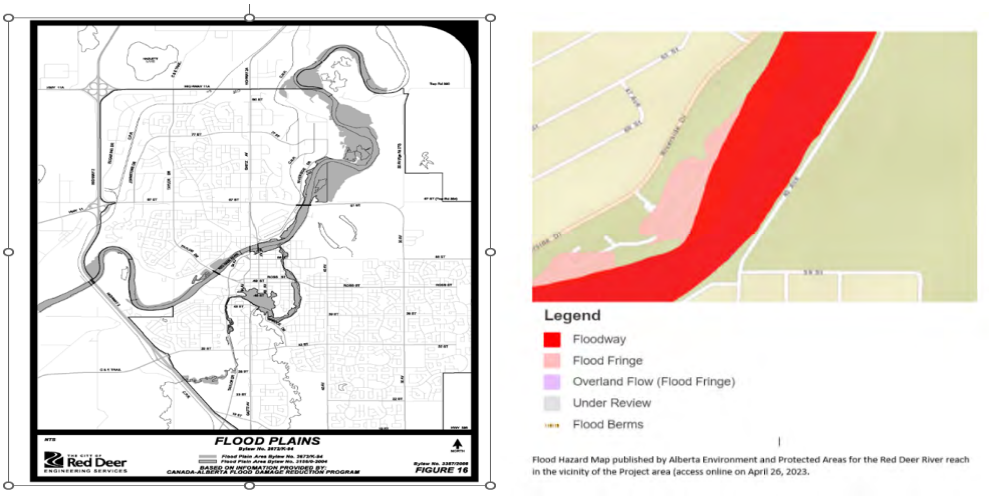
The following information was reviewed:

1. The City of Red Deer Land Use Bylaw 3357/2006

2. Waskasoo Area Redevelopment Plan Bylaw 3567/2016
3. Municipal Development Plan Bylaw 3404/2008
4. Flood hazard map of the Red Deer River prepared by Alberta Environment and Protected Areas and available online (Flood Awareness Map Application).

4.2 Current Site Conditions and Evaluation

The proposed development is located on the right bank (looking downstream) of the Red Deer. The subject area is not located in the floodway or flood fringe as indicated in the City of Red Deer Land Use Bylaw Flood Plain Maps and the flood hazard map available on the Government of Alberta website (Flood Awareness Map Application). The "red' coloured area represents floodway and "pink" coloured area represents flood fringe. As seen on this graph, the proposed development area is located outside these zones. As a result, the proposed development area is not subject to flooding potential during the floods in the Red Deer River. The proposed development will have no direct hydrologic and hydraulic impact as a result of the location of the subject area near the Red Deer River



GRAPH A City of Red Deer Land Use Bylaw Flood Plain Maps and Flood Hazard Map obtained from the Government of Alberta Website (Flood Awareness Map Application)

4.3 Conclusion

The following conclusions are drawn based on the findings of the hydrology assessment

- The proposed development is located outside the floodway and flood fringe area of the Red Deer River and will not have any flooding potential during the floods in the Red Deer River.

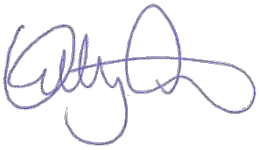
- The proposed development will have no direct hydrologic and hydraulic impact as a result of the location of the subject area near the Red Deer River.

5 CLOSURE

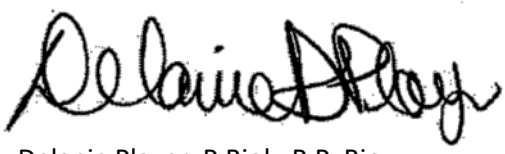
We trust that this letter report suits your present requirements. If you have any questions or comments, please call any of the of the undersigned at 403.237.0606.

Yours truly,

Montrose Environmental Solutions Canada Inc.



Kelly Ostermann
Principal Environmental Scientist



Delanie Player, P.Biol., R.P. Bio.
Principal Wildlife Biologist

Manas Shome, Ph.D., P. Eng.
Principal Water Resources Engineer

MS/eh
Attachments

CONTRIBUTORS

Name	Job Title	Role
Kelly Ostermann M.Sc., P.Ag.	Principal Environmental Scientist	Authenticating Professional for Vegetation Assessment
Delanie Player	Principal Wildlife Biologist	Authenticating Professional for Wildlife Assessment
Manas Shome, Ph.D., P. Eng.	Principal Water Resources Engineer	Authenticating Professional for Hydrology Assessment

DISCLAIMER

Montrose Environmental Solutions Canada Inc. (Montrose) certifies to East Lincoln Properties Corp. (the Client) that the conclusions in this report are the professional opinions of Montrose at the time of the report and concerning the scope described in the report. The opinions are based on the site conditions observed on the date set out in the report and information obtained during the performance of the scope and do not contemplate subsequent changes in site conditions or information or changes in applicable law or standards subsequent to the date of the report. Montrose has exercised a customary level of skill, care, and diligence in using information received from the Client and/or third parties in the preparation of the report, however assumes no responsibility or liability for the consequences of any error or omission contained in such information. This report was prepared solely for the use of the Client in relation to the specific scope, location, and purpose for which Montrose was retained and is not intended to be used for any variation or extension of the scope or any other project or purpose. Any other use or reliance on the report by the Client or any use or reliance by any third party without the prior express written consent of Montrose is at the sole risk and responsibility of the user and Montrose makes no representation or warranty with respect to any unauthorized use and expressly disclaims any legal duty of care to any such person. Neither Montrose nor its affiliates are responsible for damages, losses, fines, penalties, or other harm incurred by such unauthorized user as a result of decisions made or actions taken based on this report. This report may not be read or reproduced except in its entirety.

VERSION CONTROL

Version	Date	Issue Type	Filename	Description
V0.1	11-Mar-2025	Draft	36199-510 R 2025-03-11 draft V0.1	Issued to client for review
V1.0	20-Mar-2025	Final	36199-510 R 2025-03-20 final V1.0	Issued as final

6 REFERENCES

Alberta Biodiversity Monitoring Institute (AMBI). 2021. *ABMI Wetland Inventory – Metadata*. Edmonton, Alberta. November 2021.

Alberta Conservation Information Management System (ACIMS). 2022. *Element (Species and Ecological Communities) Data*. Updated June 2022. https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/download-data/

Alberta Environment and Parks (AEP). 2023. *Fish and Wildlife Internet Mapping Tool (FWIMT)*. Accessed in January 2023. https://geospatial.alberta.ca/FWIMT_Pub/Viewer/?TermsOfUseRequired=true&Viewer=FWIMT_Pub

Alberta Environment and Parks (AEP). 2021a. *Landscape Analysis Tool (LAT)*. Electronic Disposition System, Accessed February 2021. https://maps.alberta.ca/LAT/Viewer/?TermsOfUseRequired=true&Viewer=LAT

Alberta Environment and Parks (AEP). 2021b. *Wildlife Sensitivity Maps - Data Sets*. Updated January 8, 2021. https://www.alberta.ca/wildlife-sensitivity-maps.aspx?utm_source=redirector#toc-0

Government of Canada. 2021. *Species at Risk Public Registry, Species List*. Modified January 8, 2021. https://species-registry.canada.ca/index-en.html#/species?ranges=2&underConsiderationId=2&sortBy=commonNameSort&sortDirection=asc&pageSize=10

Smith Dow & Associates Ltd. 2023. *Condominium Development, 4240 - 59 Street, Red Deer, Alberta*. Red Deer, Alberta. August 22, 2023.

The City of Red Deer. 2024. *City of Red Deer Land Use Bylaw 3357/2006*. Residential Districts and Regulations. 2024. https://www.reddeer.ca/city-government/bylaws/land-use-bylaw/

Alberta

HRA Number: 4835-25-0026-001
May 12, 2025

Historical Resources Act Approval

Proponent: East Lincoln Properties
4, 7935 Edgar Industrial Drive, Red Deer, AB T4P 3R2
Contact: Ms. Tanya Kure

Agent: Sandstone Palaeontology Consulting
Contact: Emily Frampton

Project Name: **Riverglen Seniors Supportive Living Development**

Project Components: Residential Development
Access Road
Other - Aboveground parking lot

Application Purpose: Requesting HRA Approval / Requirements

Historical Resources Act approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historical resources is to be reported to the contacts identified within Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources.

Alexandra Burchill
Regulatory Approvals Coordinator
Historic Resources Management Branch
Alberta Arts, Culture and Status of Women

Proposed Development Location:

MER	RGE	TWP	SEC	LSD List
4	27	38	21	7

Documents Attached:

Document Name	Document Type
Project drawings	Illustrative Material

Stantec

To:	City of Red Deer	From:	Lindsay Haskins, P.Eng. Stantec Consulting Ltd
File:	113678532	Date:	March 14, 2025

Reference: City of Red Deer – Riverglen Village Traffic Memo

1 INTRODUCTION

This traffic memorandum intends to evaluate the potential traffic impacts of the proposed development of a 1.682 hectare site located at the northeast quadrant of the intersection of 59 Street and 45 Avenue in the City of Red Deer. The site location is illustrated in **Figure 1**.

Figure 1 – Site Location

2 LAND USE

The zoning for the site is PS – Public Service (institutional or Government) District zoning, which allows for a variety of discretionary uses including assisted living facility and institutional service facility.

The proposed development consists of seniors supportive living accommodation, with a total of 48 residential units and 59 surface parking stalls.

Reference: **City of Red Deer – Riverglen Village Traffic Memo**

3 TRIP GENERATION

The expected trip generation for the development was estimated using the ITE Trip Generation Manual 11th Edition (Land Use 254 – Assisted Living). The resulting traffic projected to be generated by the site is presented in **Table 1**.

Table 1 – Trip Generation for Proposed Assisted Living Facility

Time Period	Trip Rate	Total Trips
AM Peak Hour	0.18 / bed	9 trips per hour
PM Peak Hour	0.24 / bed	12 trips per hour
Daily	2.6 / bed	125 trips per day

As shown in Table 1, the site is not expected to generate a significant amount of traffic and is unlikely to have any impact on the adjacent road network.

Typically, a Transportation Impact Assessment (TIA) is required for a development if it is anticipated to generate 100 or more trips in the peak hour. At only 12 trips/hour, this site is not expected to require further analysis.

4 CONCLUSIONS

Based on the information reviewed, the traffic generated by the development of a Seniors Supportive Living facility will not have a significant impact on the adjacent and surrounding road network.

We trust that this will meet your requirements, should have you have further questions or comments please feel free to contact the undersigned.

Sincerely,

Stantec Consulting Ltd.

Lindsay Haskins P. Eng.

Senior Transportation Engineer, Aberta TPTE Team Lead
Phone: 780 969 2001
Lindsay.Haskins@stantec.com

Stantec

Permit Number: P0258

Appendix D – Public Consultation

As part of the normal Development Application process, the Development Officer, may, when an application is deemed to be of significant public interest, refer for comment to impacted properties within 100m of the proposed site.

33 Letters were sent to impacted properties.

Public Comments

The City of Red Deer received 93 comments from circulation, including 10 in support of the development, and 83 either opposed, or expressing concern.

A table summarizing the comments and Administrations responses has been included below.

Comments in Opposition	Administration Response
Traffic, Parking & Pedestrian Safety School Congestion: The area houses three major schools (Gateway Christian, École Camille J. Lerouge, and Lindsay Thurber). Correspondence from the Red Deer Public School Board and school principals highlights that traffic is already at critical levels during drop-off/pick-up times. Road Capacity: Multiple residents cited that 45th Avenue is currently operating at 250-350% over capacity based on its design standard as an 11m undivided roadway. Pedestrian Safety: There is no sidewalk on the south side of 59 Street. Residents fear that adding a high-density facility will endanger students walking to school. Trail Hazard: The proposed access road to the parking lot crosses the South Bank Trail, a busy multi-use path. Residents view this as a major	School Congestion: The area does see it's highest volumes during school drop off and pick up. The proposed development will generate 9 additional vehicles in the morning and 12 additional vehicles in the afternoon peak periods. This will predominantly be facility staff going to and leaving work. Some of this additional traffic may enter and exit the facility before and after the school peak times, which is typically 30 to 45 minutes. The afternoon school traffic is typically less than morning because of the various after school activities. Road Capacity: Traffic counts conducted on 45 Avenue north of 55 Street are as follows: 2016 – 3594 vehicles per day 2021 – 2643 vehicles per day 2025 – 2629 vehicles per day The assertion that 45th Avenue is 250-350% over capacity is based on the assumption that it is operating as a local road due to it's 11 metre width. The capacity of a local road is 1000 vehicles per day. While 45th avenue is one metre narrower than the

collision hazard for cyclists and pedestrians. Parking Spillover: Concerns that the 52 proposed stalls for 48 units are insufficient for staff, visitors, and residents, leading to overflow parking on streets already utilized by school buses.	current standard collector width, it is functioning as a collector roadway for this neighbourhood. All of the roads in Waskasoo, including the local roads are of an older standard which are narrower than today's standard. The capacity of a collector roadway is 8000 vehicles per day. Pedestrian Safety: An assisted living facility will have little if any pedestrians and any vehicle traffic will be accessing the site on 45th Avenue. With minimal increase to traffic generated by the site there will be minimal if any additional pedestrian conflicts. Trail Safety: There will be minimal traffic entering and exiting the site, much less than the existing trail access north of the site that sees traffic exiting from the schools. Much of this traffic would be outside of the times when this recreational trail is in use. Parking Spillover: The zoning bylaw requires 19 parking stalls for this type of facility and the development has provided 52.
The Waskasoo Environmental Education Society (WEES), Red Deer River Naturalists, and the Gaetz Lakes Sanctuary Committee provided detailed objections based on ecological preservation. Wildlife Corridor: The development is situated on a "pinch point" of the riparian corridor. Residents fear a large building and fencing will block the movement of deer, moose, and other wildlife between the river and the Sanctuary. Gaetz Lakes Sanctuary: Concerns that increased density, noise, and light pollution will negatively impact the federally protected Migratory Bird Sanctuary located nearby.	Based on the Vegetation, Wildlife, and Hydrology Assessment completed by Montrose Environmental, there is not considered to be a significant impact on wildlife or the wider environment. **Vegetation** The following conclusions are drawn based on the evaluation: Vegetation in the proposed development area consists of non-native grasses, has low species diversity, and will not have a negative impact on native vegetation diversity in the area. The proposed application will not directly impact the riparian zone. **Wildlife** The following conclusions are drawn based on the findings of the wildlife assessment: The proposed development will not directly impact the riparian zone. Wildlife can experience indirect

Riverbank Stability: The site is located on the outside bend of the river. There are fears that removing permeable surfaces (grass) and replacing them with hard surfaces (concrete/asphalt) will accelerate runoff, destabilize the bank, and require future "armouring" that damages fish habitat. Bird Strikes: Several comments noted that a 3-storey building with glass/windows next to a sanctuary increases the risk of bird collisions.	impacts such as sensory disturbance, depending on the development plan. Certain types of development could impact wildlife movement. Overall, the habitat on site is low quality, with the exception of the riparian zone. Given the project will avoid that area, impacts from development on the site are expected to be low. **Hydrology** The following conclusions are drawn based on the findings of the hydrology assessment The proposed development is located outside the floodway and flood fringe area of the Red Deer River and will not have any flooding potential during the floods in the Red Deer River. The proposed development will have no direct hydrologic and hydraulic impact as a result of the location of the subject area near the Red Deer River.
Policy, Zoning & Bylaw Compliance Residents argue the proposal violates the spirit and letter of statutory plans. Waskasoo Area Redevelopment Plan (ARP): The proposal is viewed as non-compliant with the ARP's "Environmental Character Statements," specifically regarding massing, height, and maintaining a "rural road" character. Definition Loophole: A recurring complaint is the City's change in definition from "Assisted Living" to "Supportive Living" within the Public Service (PS) zone. Residents argue this allows the developer to bypass Residential zoning requirements that	The application meets or exceeds all the requirements of the PS Zoning, the Developed Areas regulations. The parcel is not zoned as residential, and thereby not expected to conform with the scale of low density residential development. The application meets or exceeds the majority of the applicable Waskasoo Character Statements. The Provincial Government has issued Historical Resources Act approval for the proposed development.

Council previously rejected for this site. Historical Resources: Concerns were raised that the site is listed as having historical resource value (paleontological) which requires avoidance or assessment.	
Design, Character & Massing Scale: The 3-storey building is described by residents as a "giant shoe box" or "communist-era block" that is incompatible with the surrounding single-family homes and the naturalized setting. Orientation: The building is sited close to 59 Street with the "rear" facing the homes, effectively turning its back on the neighborhood and blocking views of the river valley. Landscaping: Comments noted the plan is short by 28 required trees/shrubs and involves removing mature specimen trees.	The application meets and exceeds most design recommendations within the Waskasoo Character Statements. The developer identified the need to provide additional trees/shrubs and provided an updated landscaping plan that has been subsequently approved by Parks and Public works.
Consultation & Process Lack of Trust: Residents expressed frustration that despite a unanimous Council rejection of a similar proposal in 2023, this application is proceeding via a "definition change" without a public hearing. Procedural Fairness: Complaints that the changes to the PS zone definition were made without adequate public consultation during the Bylaw Review. Questions were raised about whether traffic, geotechnical, or servicing	The application process for a Discretionary Use application, as defined in The City of Red Deer Zoning bylaw, requires a public notification of development at the Development Authority's discretion. The Development Authority may also refer the application to MPC for a decision. With respect to a formal public engagement process, this is not a requirement in The City of Red Deer Zoning Bylaw, and all applicable requirements have been met. The Development Authority would not require any applicant to defer their application to carry out public consultation. Traffic, Geotechnical, Servicing:

studies had been completed or shared with the community. Several letters explicitly requested deferral of the application until additional consultation occurs.	The requirement for a traffic impact assessment is met when the development generates more than 100 vehicles in the peak hour. Even though the highest generated peak hour volume was 12 vehicles, the developer has provided an assessment of traffic. In addition, Administration has conducted their own analysis and determine the development will not add traffic that exceeds the City's level of service guidelines. The developer has also provided a geotechnical report by a third party consultant for the site. Each development submitted reviews the condition and capacity of the connecting underground services required by the development. Administration's review, with information provided by the developer determined sufficient capacity existed to support this development and there were no concerns with condition of the infrastructure.
Impacts on Property Values and Quality of Life Overlook: Residents on 59th Street and 45th Avenue are concerned that balconies and windows from a 3-storey building will look directly into their private yards and homes. Value: Fears that the loss of views, increased traffic chaos, and loss of privacy will drastically reduce property values in what is currently a premium heritage neighborhood."	The Development Authority must assess the proposed developments merits and suitability for the area.
Comments in Support	**Administration Response**
Housing Need: A critical need for seniors' housing and supportive living accommodations in Red Deer.	None required.

Economic Benefit: Job creation during construction and long-term employment for care staff. Tax Revenue: Generating tax revenue for the city from currently under-utilized land. Aging in Place: Allowing seniors to remain in a central, beautiful area close to amenities.	

Jay Hallett

To: Development
Subject: RE: [External] Comments on Development Permit DP088064 – Supportive Living Accommodation at 4240 59 Street

From: [redacted]
Sent: November 01, 2025 12:17 PM
To: Development <Development@reddeer.ca>
Subject: [External] Comments on Development Permit DP088064 – Supportive Living Accommodation at 4240 59 Street

You don't often get email from [redacted] Learn why this is important

Dear Mr. Hallett,

While I appreciate the project's environmental sensitivity and its commitment to sustainable design, I have significant concerns regarding its proposed footprint and location.

The building's length appears excessive for the site and surrounding area.
A reduction of approximately 40% in its longitudinal footprint would make the development more proportionate and visually harmonious with the neighborhood.
Furthermore, situating the project on 59 Street rather than 45 Avenue raises concerns about its integration into the existing urban fabric.
A reorientation toward 45 Avenue would likely improve visibility, accessibility, and overall community acceptance—including for future residents of the facility.

In summary, I respectfully recommend:

- A substantial reduction in the building's length;
- A reconsideration of its orientation and placement on the site.

These adjustments would enhance the project's compatibility with its surroundings and better serve the interests of adjacent residents.

Sincerely,

--
[redacted]
Red Deer AB [redacted]

CANADA

Jay Hallett

To: Development
Subject: RE: [External] 4240 59 St development permit application

From: [redacted]
Sent: November 02, 2025 11:20 AM
To: Development <Development@reddeer.ca>
Subject: [External] 4240 59 St development permit application

This email is meant for Jay Hallett, Senior Development Officer.

Hello Mr. Hallett

I am the President of the Waskasoo Community Association. We have received a copy of the development permit application package for a supportive living apartment building at 4240 59 St and have the following questions:

1. Can you please email me a digital copy of the plans as soon as possible so I can enlarge them to read the text?
2. The proposed building is very similar to a phase 2 building in East Lincoln Properties' application to rezone the lot from PS to RH a few years ago. That application had a phase 1 building fronting the river and a phase 2 building along 59th street. Does the applicant still have plans for a second building on the site?
3. Whether or not there are current plans for a second phase, what would be the process the applicant would need to follow to add a second building on the site in the future? (e.g. a second discretionary application, subdivision of the lot, etc...)
4. The Waskasoo Area Redevelopment Plan states: "Additional studies, such as a geotechnical assessment, traffic impact assessment, and a servicing study, shall be required to support an application for development or redevelopment." Have these additional studies been done? When were they completed? And is it possible to forward copies to the Waskasoo Community Association either to this address or to secretary@waskasoo.info?

Sincerely,
[redacted]
President
Waskasoo Community Association
[redacted]

Jay Hallett

To: Development
Subject: RE: [External] Proposed Supportive Living Accomodation at 4240 59 Street

From: [redacted]
Sent: November 02, 2025 5:32 PM
To: Development <Development@reddeer.ca>; InspectionsMailbox <Inspections@reddeer.ca>; City Council <CityCouncil@reddeer.ca>
Cc [redacted]
Subject: [External] Proposed Supportive Living Accomodation at 4240 59 Street

You don't often get email from [redacted] Learn why this is important

To whom it may concern,

I am writing in regards to a letter I received, referring to a development permit application for the above address in the subject heading.

After reviewing the letter and its contents I require some clarification. If you could please address the following questions it would be greatly appreciated.

1. How did this proposal come about so quickly , without community input?

There has been adamant opposition by our community to this type of build. As you well know our community has the highest population density in the city and this development will only exacerbate the current situation.

2. What guarantee is in place, to ensure that this building will permanently and in perpetuity be designated as Seniors supportive living facility?

3. How many parking spots have been designated to this facility? Is there underground parking?

From the renderings it appears there are only 28 outdoor parking spots but there are 48 units. As this facility will NOT be conveniently located near any public transit, medical services or shopping, I assume most residents will have at least one car. If

"on-street" parking is to be recommended, the developer will need to take into consideration that the street in front of this facility is currently used by the local school for bus pick up and drop off every morning and afternoon. Our neighborhood cannot withstand any more street parking.

4. How does this proposed building fit into the character and esthetics of our neighborhood?

I would hope that the architect would revisit the Waskasoo Neighborhood Plan, specifically he/she should refer to roofline design and height requirements. It is essentially a giant "shoe box" with absolutely no redeeming factors that will enhance our neighborhood. Is it too much trouble to ask for a building that blends into the neighborhood rather than standing out like a communist era concrete block?

5. What are the owners plans in regard to maintenance, landscape care and snow removal?

The owner should be required to offer a guarantee that the yards, exterior and sidewalks will be well cared for and maintain an excellent level of quality care.

6. How will the city guarantee and/or upgrade utilities to our neighborhood so that utilities will be maintained at their current level?

The city must be able to ensure that our current homes will not be affected by this increase in demand on the power grid, water and sewer usage or extra demand for the use of natural gas.

7. How will the city guarantee that emergency services can access our homes in a timely manner?

Each school day, when school is starting or ending, our neighborhood is descended upon by upwards of 300 cars.(Check your own data) Please clarify to me as to how a fire truck or ambulance will get through this traffic to deal with someone in a supportive care facility or my home.

8. If and when construction starts, how will the city block and prevent extra traffic from going through our streets and alleys.

I believe it is the city's or developers responsibility to ensure that our quality of life is not affected by construction issues. If streets are blocked or roads dug up, the city must assign peace officers or by-law officers to

redirect traffic OUT of our neighborhood and prevent our streets from being grid locked by excessive school traffic. Parking problems are already numerous, from blocked access to private drives and alleys, blocked fire hydrants, blocked crosswalks and non homeowners parking all day in front of residential homes.

Presently, by-laws do nothing to alleviate this, it will only become worse with the onset of construction.

9. How will this development affect the value of my property?

Prospective buyers in our neighborhood may see this facility as a detriment to our community, with the increased population density and lack of pleasing aesthetics to the structure. Environmentally this facility will deter from the easy access to the river and the views of the river valley. It will also interrupt the migratory paths of countless birds and animals that frequent our neighborhood,

I look forward to your responses and comments to my questions.

Sincerely,

[redacted]

Red Deer, AB

From: [redacted]
To: Development
Subject: [External] Proposed development in the Waskasoo
Date: November 04, 2025 3:38:26 PM

You don't often get email from [redacted] Learn why this is important

Ii live adjacent to the proposed building site. The addition of a proposed building that puts such a additional parking and putting so many people on a road that can't be made larger and with a school right next door is ridiculous.

This is a wildlife corridor and the additional parking is WRONG.

Yours truly,

[redacted]

From: [redacted]
To: Jay Hallett
Subject: [External] Waskasoo development
Date: November 05, 2025 5:07:20 AM

Subject: Formal Request to Delay Development at 4240-59 Street Until Full Zoning and Public Engagement Process Is Completed

Dear Jay Hallett,

I am writing to formally request that the City delay all development and building department activity related to 4240-59 Street (Waskasoo) until the current zoning amendment and public engagement processes are completed in full and in good faith.

While the first reading of the zoning bylaw has taken place, the process to date has been marred by serious communication failures, misrepresentations, and an apparent disregard for public transparency and Council's prior decisions. These issues raise legitimate ethical and legal concerns about the integrity of the planning process.

1. Misleading Communication and Lack of Transparency

Residents, including myself, were repeatedly told by Planning Manager David Girardin that the zoning review was only in its "early stages" and that public consultation would occur before any decisions were made. This was untrue.

In reality, the process advanced internally without clear notice or opportunity for community input. By the time the public became aware, administrative decisions had already been made that effectively altered the

project's direction, and the opportunity for genuine engagement had passed.

This breach of trust erodes confidence in both administration and Council oversight. The City's own Public Participation Policy (as required by s. 216.1 of the Municipal Government Act) sets expectations for open and transparent communication. Those obligations have not been met.

2. Manipulation of Zoning Definitions

Equally troubling is the administrative redefinition of the land use from "Assisted Living" to "Supportive Living."

This change is not a simple wording adjustment—it fundamentally alters the character and regulatory oversight of the development. "Assisted Living" falls under Alberta Health Services guidelines designed to protect seniors and individuals with special needs. The newly used term, "Supportive Living," is vague, undefined, and lacks the safeguards those AHS standards provide.

By quietly changing this terminology, administration effectively removed external accountability and opened the door for East Lincoln Developments to bypass the 2024 Council decision that rejected rezoning from PS (Public Service) to R3 (Medium Density Residential).

Such manipulation of definitions, absent Council direction or public review, undermines the legitimacy of the process and may constitute administrative overreach inconsistent with the Municipal Government Act (MGA s. 692), which requires that all land-use amendments follow public hearing procedures.

3. Bypassing Council and the Public

The City's planning department appears to have circumvented Council's authority by advancing a project that effectively implements a rezoning outcome that Council had previously rejected.

This is not just a procedural concern—it's a violation of democratic accountability.

Under MGA s. 692(1), the City must hold a public hearing before passing a land-use bylaw or amendment, and that process must include clear notice, accessible documentation, and genuine opportunity for residents to respond.

No such opportunity was provided at the early stages of this file, and information about the project continues to be withheld or misrepresented.

The City's Public Participation Policy explicitly states that Red Deer is committed to "transparent, inclusive, and timely communication" with affected stakeholders. The record in this case shows otherwise.

4. Ethical and Legal Risks to the City

The City's continued disregard for transparency exposes it to significant ethical and legal risks, including:

- Procedural unfairness under administrative law principles, due to failure to provide notice or genuine participation opportunities.
- Potential invalidation of the zoning amendment under MGA s. 692(6) if the bylaw or permit is adopted through a flawed process.
- Breach of the City's own Public Participation Policy, which may be used as evidence of bad faith or administrative misconduct in future challenges.
- Exposure to judicial review or injunction by residents under Alberta's legal standards for municipal accountability and public engagement.

These concerns are not theoretical — they have been recognized by Alberta courts in cases such as Kozy v. Strathcona County (2007 ABQB 595), where failure to ensure transparent, fair consultation led to the quashing of a development bylaw.

5. Immediate Request for Action

Given the above, and the fact that the Municipal Planning Commission is scheduled to review the development permit on November 19, I respectfully request that Council and administration:

1. Suspend or defer any development or building approvals for 4240-59 Street until the full rezoning process (including public hearing and second/third readings) is complete.
2. Disclose all communications and internal decisions regarding the change in terminology from "Assisted Living" to "Supportive Living."

3. Provide clear and accessible notice of the next public hearing, including background reports, draft bylaw language, and staff recommendations, well in advance of Council's second reading.
4. Re-establish good faith engagement with the Waskasoo community, including open forums, Q&A sessions, and a commitment to correct the misleading information previously provided.

6. Conclusion

The pattern of concealed administrative action, misleading communication, and disregard for Council's authority has damaged public confidence and contravened the principles of transparency required under the Municipal Government Act.

All we are asking for is time and fairness—time to ensure that the rezoning and public hearing processes are carried out correctly, and that residents' voices are heard before irreversible steps are taken.

I urge Council to take immediate action to restore transparency and ensure the City's processes meet both the legal and ethical standards required of public administration.

Thank you for your attention to this matter. I look forward to your written confirmation that the City will defer further approvals until the proper process has been completed.

ÉCOLE CAMILLE
J. LEROUGE SCHOOL

November 6, 2025

RE: Opposition to Development Permit Application – 4240 59 Street (Waskasoo Area)

To Whom It May Concern,

I am writing on behalf of the École Camille J. Lerouge School community regarding the current development permit application for 4240 59 Street, located between Gateway Christian School and the Red Deer River. As the principal of École Camille J. Lerouge since 2019, I represent a school of approximately 650 students in Kindergarten through Grade 9, located at 5530 42A Avenue. Our students come from across Red Deer and surrounding communities, including Blackfalds and Innisfail.

Our school community remains strongly opposed to this proposed redevelopment. We share the concerns of the Waskasoo Community Association regarding the significant impact this project would have on traffic congestion, parking, and pedestrian safety in an already overburdened area.

The proposed development site lies within a three-block radius of three major schools—École Camille J. Lerouge, Gateway Christian School, and Lindsay Thurber Comprehensive High School—which together serve more than 2,600 students daily. Traffic congestion during morning drop-off and afternoon pick-up times is already severe, with vehicles often backed up through multiple intersections. According to City standards, 45 Avenue is already operating at approximately 250–260% of its intended capacity. Adding even a single multi-unit residential building—let alone two—would exacerbate this situation considerably.

Of particular concern is the lack of adequate pedestrian infrastructure and safe student crossings. There is no sidewalk on the south side of 59 Street, and school buses for Gateway Christian School occupy the north side during peak hours. This leaves little

to no safe passage for students walking or biking to school. Increased vehicle volume from additional residential density would compound these risks for all students in the area.

Our school has worked closely with the RCMP and the City of Red Deer Bylaw Services over the past several years to mitigate speeding, illegal parking, and unsafe driving behaviors in the area surrounding our campus. Despite these efforts, conditions remain challenging and unsafe. Approving this development would undermine the progress made toward improving safety for our students and families.

We respectfully urge the Municipal Planning Commission to consider the significant and measurable safety and traffic concerns associated with this proposal. The cumulative impact on the Waskasoo school corridor cannot be overstated. Our community's priority must remain the protection and safety of children, staff, and families who use these streets daily.

For these reasons, École Camille J. Lerouge School does not support the proposed development at 4240 59 Street.

Thank you for your attention to this matter and for allowing our school community to provide input on an issue that so directly affects the safety and well-being of Red Deer's children.

[redacted]

Principal

November 6, 2025

RE: Proposed Supportive Living Accommodation at 4920 59 St.

I wish to strongly object to the above proposal as a long-time resident in the Waskasoo neighbourhood and person who would be directly affected by this proposal for the following reasons;

The application does not conform to the zoning bylaw. The lot is in the Waskasoo Area Redevelopment Plan's (ARP) Environmental Character Area and is subject to that Area's character statements. The character statements form part of the City of Red Deer Zoning Bylaw. The application does not meet the requirements of the Environmental Character Statement in the following ways:

- The building is excessive in form, height, and massing, will obstruct views and vistas from the road, will negatively impact the mature street character, is sited too close to 59th St., and will create overlook from windows and balconies.
- The landscaping will remove four mature specimen trees and is short 28 required trees and shrubs.
- Access should not cross the South Bank Trail or impinge on the natural boundaries and rural character of the road past 59 St.

The application will interfere with neighbourhood amenities by

- Exacerbating existing traffic issues on 45th Ave which, according to its design standard as an 11m wide undivided roadway, is already 250-350% overcapacity.
- Exacerbating existing parking concerns because there is no parking on 45th Ave past 59 St, no sidewalk on the south side of 59 St, and school bus parking for Gateway School on the north side of 59 St.
- Adding a hazard to the trail system with the access road.
- Obstructing longstanding views and vistas.
- Impinging on critically narrowed wildlife corridors and negatively impacting water quality with runoff from concrete and asphalt surfaces.

It **will affect the use, enjoyment, and value of neighbouring land** by

- Allowing overlook from dozens of windows and balconies onto multiple homes both across 59th St and down 45th and 44th Avenues.
- Obstructing longstanding views and vistas of the river escarpments.
- Siting the building so that the rear of the structure faces onto homes on 59th St. closing the development off from the community.
- Due to its massive size and industrial nature of this proposal, it will drastically reduce the value of my property

Respectfully,

[redacted]

Red Deer, Albert [redacted]

From: [redacted]
To: Development
Subject: [External] Re east Lincoln proposal 59st.
Date: November 06, 2025 8:23:09 AM

I live in the downtown area adjacent to Waskasoo creek and Coronation Park.

I know there is plenty of resistance to this second proposal for the site but I am in full support of it.

Empty parcels of land that are in the city core (meaning the river valley area) are easy to service and are under utilized.

I'm all about densification. Build up rather than out.

[redacted]

[redacted]

From: [redacted]
To: Development
Subject: [External] Waskasoo multi unit development
Date: November 06, 2025 10:23:26 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello Hallett,

I am trying to make sense of this East Lincoln development.

We are not a city who lacks downtown space for this. With initiative space around or close to central Red Deer could be used.

If the point is not being close to downtown then what is it. Fancy units where people pay to be close to nature?

I am against allowing for the development for its traffic congestion issue, encroaching on wildlife habitat, and blatant disregard for our current building requirements.

[redacted]

Sent from my iPhone

From: [redacted]
To: Development
Subject: [External] Opposition to Proposed East Lincoln Development at 4240 – 59 Street, Waskasoo
Date: November 06, 2025 9:22:54 AM

You don't often get email from [redacted] Learn why this is important

Dear Mr. Hallett,

I am writing as a long-term resident of woodlea/Waskasoo to express my **formal opposition** to the proposed East Lincoln Development at **4240 – 59 Street**.

This proposal raises major concerns regarding **neighbourhood compatibility, environmental protection, infrastructure capacity, and public process**. I urge the City of Red Deer to **deny approval** or, at minimum, **defer the application** until these issues have been properly addressed through transparent consultation and technical review.

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1. Neighbourhood Scale and Compatibility

The proposed three-storey complex is fundamentally inconsistent with the **Waskasoo Area Redevelopment Plan (ARP)**and the **Land Use Bylaw (Section 3.5)**, which require new development to respect existing neighbourhood character and minimize visual intrusion.

Waskasoo is a low-rise, residential-scale community characterized by single-family homes and green corridors. A three-storey institutional-style structure will dominate surrounding properties, overlook private yards on Vista View, and permanently alter the area's established scale.

If the City proceeds, the proposal should be subject to strict conditions including:

- Reduction to **two storeys** where adjacent to existing homes.
- **Increased setbacks**, upper-storey stepbacks, and privacy screening.
- Restrictions on **balcony orientation and window placement** to prevent direct overlook.

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2. Environmental and Embankment Risks

The site directly borders the **Kerry Wood Nature Centre corridor** and an environmentally sensitive embankment that supports numerous bird species, some of which are considered at risk.

Excavation, vibration, and increased stormwater discharge could destabilize the slope and degrade this important wildlife habitat.

Before any approval, the City must require:

- An **independent environmental assessment** by a qualified professional.
- A **tree-retention and erosion-control plan**.
- **Bird-safe design standards** and low-impact lighting.

To proceed without these studies contradicts both the City's environmental policies and Waskasoo's long-standing stewardship values.

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3. Infrastructure and Transportation Concerns

The existing **road widths, water, and wastewater systems** in Waskasoo were not designed to handle the traffic volume and servicing demands of a large multi-unit development.

The addition of this complex would:

- Increase daily vehicle traffic through **narrow residential streets** not suited for higher volumes.
- Complicate **emergency access and egress**, especially if secondary routes are reduced.
- Strain **water, waste, and stormwater** infrastructure that already operates near capacity.

A **comprehensive traffic and servicing study** should be completed and made public before any consideration of approval.

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4. Lack of Transparent Public Process

Residents have repeatedly requested clear communication and involvement, yet the project's description has shifted from "Assisted Living" to "Supportive Living" with no meaningful consultation. This undermines public confidence and contradicts the City's own principles of transparent planning.

The community deserves a **re-notification and open house** before this proposal advances further.

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5. Summary Request

Given the project's:

- Inconsistency with the **Waskasoo ARP and Land Use Bylaw**,
- **Environmental and infrastructure risks**, and
- **Lack of adequate public engagement**,

I respectfully request that the City **deny** the East Lincoln Development application at 4240 – 59 Street.

At a minimum, I ask that Council **defer** the decision until the developer provides:

1. Verified **environmental and geotechnical assessments**,
2. A **traffic and servicing impact report**, and
3. A **revised design** consistent with low-rise neighbourhood character and Waskasoo's environmental corridor policies.

Thank you for your time and for ensuring that development in Waskasoo remains **responsible, transparent, and aligned with the City's environmental and community standards**.

Sincerely,

[redacted]

Resident, Woodlea/Waskasoo

[redacted]

From: [redacted]
To: Development
Subject: [External] Development 4240-59st
Date: November 06, 2025 3:02:51 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

The traffic is so dangerous with school traffic in this area.
I am expressing my concerns
For an apartment unit with 48 units-
Possibly more eventually…
Consider a more suitable location.
Also
What a terrible decision to put a 3 story building across from our beautiful river valley
In an historical part of a well planned city.
I am hopeful that you would NOT consider this application
Hopeful
[redacted]

Sent from my iPhone

November 6, 2025

Red Deer Construction Association

Municipal Planning Commission (MPC)
City of Red Deer
4914 – 48 Avenue
Red Deer, AB T4N 3T3

Re: Support for Proposed Supportive Living Accommodation – 4240 59 Street, Red Deer

Dear Municipal Planning Commission,

On behalf of the Red Deer Construction Association, we wish to express our support for the proposed development of a new 48-unit seniors' supportive living building located at 4240-59 Street, in Red Deer.

This proposed project represents a meaningful addition to the City's housing and care options for seniors. The development aligns with community needs for accessibility and supportive living accommodations.

We also note that the development does align the recommendations of the Waskasoo Environmental Character Statement, ensuring the project respects the environmental integrity and character of the surrounding area. The development also complies with the zoning requirements established for the district, reflecting thoughtful planning and adherence to municipal guidelines.

In addition, the development ensures both indoor and outdoor amenity spaces, incorporates enhanced landscaping features and demonstrates a commitment to a range of environmental considerations consistent with the National Energy Code of Canada, supporting sustainable and energy-efficient building practices.

We believe this development will contribute positively to the community by providing much-needed supportive housing for seniors, while complementing the environmental and urban character of the area.

As a long-standing organization in our community, representing on average 250 construction firms across Central Alberta, the Red Deer Construction Association respectfully encourages the MPC to support this application.

Regards,

[redacted]

President

Bay 3, 7471 Edgar Industrial Bend | Red Deer, AB | T4P 3Z5 | tel: 403.346.4846 | fax: 403.343.3280
WWW.RDCA.CA INFO@RDCA.CA

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Attn: Jay Hallet. Comments regarding Proposed Zoning Changes and Development Permit Application East Lincoln Properties – 4240 59 Street
Date: November 07, 2025 9:29:29 AM
Attachments: WEES MPC Feedback East Lincoln November 2025.pdf

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You don't often get email from [redacted] Learn why this is important

Good morning,

Please find attached comments from the Waskasoo Environmental Education Society (WEES) regarding the proposed East Lincoln development at 45 Ave and 59 St.

We at WEES are deeply concerned about the negative impacts this development will have on the Gaetz Lakes Sanctuary, the Red Deer River's riparian buffer, and the critical connecting spaces between the Sanctuary and the River.

Feel free to reach out. We are always happy to talk about the local environment; its plants, animals, and systems; and its dependence on citizens' and The City's prudent stewardship.

Sincerely

[redacted]
Executive Director
Waskasoo Environmental Education Society
Kerry Wood Nature Centre & Historic Fort Normandeau
#gaetzlakessanctuary

Waskasoo Environmental Education Society

6300 45 Ave
Red Deer, AB
T4N 3M4
Phone: (403) 346-2010 x105
Fax: (403) 347-2550
Email: director@waskasoopark.ca
Web: www.waskasoopark.ca

November 5, 2025

Jay Hallet
Senior Development Officer
City of Red Deer % Inspections and Licensing Department
4914 48 Ave
Red Deer, Alberta
T4N 3T4

Re: Proposed Zoning Changes and Development Permit Application East Lincoln Properties – 4240 59 Street

To Whom it May Concern,

The Waskasoo Environmental Education Society (WEES) operates the Kerry Wood Nature Centre, the Gaetz Lakes Sanctuary, the Allen Bungalow, and Historic Fort Normandeau via an Operating Agreement with The City of Red Deer. WEES is also responsible for personal and non-personal interpretation throughout the Waskasoo Park System's trails and park nodes.

While not directly notified of the application for a Development Permit by East Lincoln Properties for the lot at 4240 59 St, WEES does have an interest in commenting on the impacts of the development as they relate to the environmental impact, and contravention of the Waskasoo Area Redevelopment Plan (ARP).

WEES also reiterates our position that while we are operating facilities that lie outside the required 100 meters from the proposed development, and that The City isn't required to notify us, as stewards of a federally-protected Wildlife Sanctuary that is going to face negative consequences from local development, we should be included in any correspondence relating to local development.

One of our roles is to act as the managers, stewards, and protectors of the Gaetz Lakes Sanctuary; the 118 hectare Federal Migratory Bird Sanctuary. The Sanctuary is located adjacent to the Gateway Christian School property and the parcel of land at 45 Ave and 59 St that is currently facing redevelopment.

Additionally, we provide expertise on wildlife, nature, and ecological matters to members of the public, City staff, and Council.

Our comments regarding the current development permit application and its impacts are formed by these dual roles.

Our concerns are specifically related to the proposed development of the aforementioned property, as presented to the Waskasoo Community Association (WCA). We thank the WCA for bringing this matter to our attention.

The proposed Lincoln Developments project is fraught with negative environmental impacts. It also appears to run counter to sections of the Waskasoo ARP.

We are re-submitting our feedback from December 2022 and January 2025, as those potential impacts remain. We are also including arguments outlining areas where we feel the development contravenes the Waskasoo ARP.

Loss of Permeable Surfaces

While the existing schoolyard is not a natural environment, it is a permeable surface. Permeable surfaces allow for the slow, measured dissipation of rainwater and snowmelt by absorbing water, over a large area. This absorption prevents overland water flow and thereby reduces the opportunities for erosion.

Additionally, the permeable surfaces allow for a measure of filtration. Rainwater and snowmelt can pick up a vast array of substances as it flows over the ground. Many of these — road salt and de-icing chemicals, oil and other lubricants, pesticides and others — should not be flowing freely into our rivers and creeks. Permeable surfaces can act as a sort of pre-filter and reduce the load of these toxins in outflowing water.

By building on this land, the permeable surfaces are reduced. Building roofs, parking lots, driveways, and patios all act as physical barriers to permeable ground. These new hard surfaces concentrate water in a few locations and facilitate overland flow. This increased flow rate and volume increases the risk of erosion, placing the riverbank and riparian habitats at risk. Additionally, the increased overland flow loads the water with the previously-mentioned substances and debris, carrying them to the river unabated and unfiltered.

There is no substitute for natural, permeable surfaces over large areas. Rainwater catchment, and planter boxes can help, but they lack the depth and breadth of open permeable land. It is this depth and breadth that protects surrounding land from erosion, and reduces the impacts of surface pollutants.

Riverbank Stability

The Red Deer River has been increasingly threatened by development and subsequent erosion. There are numerous places along the river, through the City, where the bank

has required armouring. The most visible examples are below Oriole Park West and below the houses along Cronquist Drive. Left to its own devices, the river would naturally erode the embankments creating natural cutbanks. The creation of these two neighbourhoods has necessitated the installation of the protection required to prevent the banks from eroding.

The bank armouring creates barriers to wildlife, removes potential spawning habitat, and interferes with the natural evolution of river systems. The proposed development is located on the outside of a bend in the river, as are the other two armoured locations. Water flows faster at the outside of the bend, than at the inside. Our concern is that the development would create additional stresses on the riverbank, necessitating armouring. The extremely narrow nature of this habitat linkage heightens the importance of keeping native vegetation and riverbank function intact and unchallenged by development stresses.

Barriers to Wildlife

Corridor connectivity is critical to the protection of biodiversity. The Red Deer River is a regional artery of life, comprising nearly continuous riparian habitat along its banks from Fort Normandeau down stream to River Bend. Many organisms including plants, invertebrates, herptiles, mammals and birds move and thrive along this corridor.

Perhaps one of the narrowest stretches of this corridor is along 45th Avenue, right at the site of this proposed development. This critical pinch point for the flow of biodiversity from south to north and east to west would certainly be impacted by the proposed development and the increased activity, traffic, impermeable surfacing, noise, lighting and various other impacts that it would undoubtedly bring.

Many of the wildlife species that presently move through this vital habitat linkage, especially the small ones that comprise the bulk biomass of biodiversity, are already at great risk due to the higher likelihood of roadkill that development would bring. Should development occur and traffic (foot and vehicle) increase there would doubtless be a greatly detrimental impact on biodiversity.

If anything this narrow linkage should be widened and encouraged east to allow for the flow of biodiversity to and from the Gaetz Lakes Sanctuary and MacKenzie Trails natural area. Major long-term land protection and habitat-rewilding on the proposed development site would support the health of the watershed, regional environment, and wildlife. Placing a large, massed structure on this site will be detrimental to local wildlife and birds that depend on the Gaetz Lakes Sanctuary, the riverbank, and the spaces between them.

Trail realignments

Looking at the Site/Context Plan it is clear that the existing South Bank Trail will be intersected by another driveway. It cannot be understated that this section of trail is

extremely well-used by pedestrians, cyclists, scooter-riders, and skateboarders. Neighbourhood residents out walking their dogs, commuters headed into and out of downtown for work, and children heading to and from school all make use of this section of trail. These users already have to contend with the driveway that serves Parkland CLASS and Gateway School. A second driveway is going to drastically increase the chance of negative human/automobile interactions. This is an insurmountable problem as there is no space to realign the trail to avoid this driveway crossing.

Increases in Traffic

Although this has already been touched on, with any increase in residential populations comes an increase in traffic, increased infrastructure and development to accommodate that increased traffic, and an increased likelihood of wildlife/vehicle conflict. More cars equals more opportunity for negative interactions between wild animals and cars. Moose, foxes, deer, squirrels, weasels, chipmunks, beavers, hares, rabbits, snakes, salamanders all cross 45 Ave on their way to the riverbank. As the number of cars increases so does the possibility of animals being hit.

WEES is concerned with human welfare as well as with wildlife welfare. As regular users of 45 Ave at peak times, we can see that Red Deer Emergency Services (RDES) would be significantly delayed should a medical or fire emergency happen at the proposed facility, during those peak hours. The proposed new population of people would be at increased risk of distress and increased reliance on RDES, in an area with poor access for emergency vehicles.

Increase in Pedestrian Traffic

Increased pedestrian traffic, especially now that it would be bottlenecked, can also lead to increases in negative human/wildlife interactions. Increased foot traffic and everything that comes with it (light, noise, garbage, etc) would restrict animal movement and potentially provide increased vectors of invasive plant/species movement.

Light Pollution

Nocturnal and crepuscular (active at dawn and dusk) animals rely heavily on the dark for cover and concealment. Their vision is uniquely adapted to low light environments. Some animals rely on being able to see the night sky for navigation and wayfinding. Perimeter lighting will create a barrier between the forest spaces around the perimeter and the feeding and watering areas (ponds, pond edges, shrubs) located in the point bar. Additionally the lighting that is proposed along the escarpment will have similar effects on wildlife. The escarpment is a major wildlife corridor. Many deer, moose, foxes, coyotes, and birds rely on the cover of the riverbank forest for safe passage across to First Island. Lighting will be as effective at restricting nocturnal and crepuscular animal movement, as would a physical fence. Artificial lighting also interferes with bird migration patterns; imagine the geese at River Bend never leaving.

A facility of this size will generate a tremendous amount of light, regardless of a dark skies lighting plan. Residents' own unit lighting will not be shaded or downward-firing. This alone will create an increased light-pollution situation.

Invasive Plant Species

To be classified as 'invasive,' a plant must cause harm to the other plants or organisms. Invasive plants can be harmful in many ways, such as by increasing in abundance so rapidly that they out-compete native varieties, or perhaps by being poisonous to consume. These plants are often generalists, which means they are able to grow on many types of landscapes and often thrive in challenging conditions such as in roadsides or disturbed areas. These invasive plants are by definition introduced plants that are not native to the area in question. The AB Government has determined various levels of classification when it comes to invasive plants: Noxious Weeds require control and Prohibited Noxious Weeds require eradication.

Despite best education efforts, housing often brings along invasive plant species. These plants have a tremendous impact on the Sanctuary.

WEES spends several thousand dollars every year, controlling invasive plant species in the Sanctuary. The cost of hand-pulling, spraying with vinegar and salt, and hiring a flock of goats runs to roughly $24,000. A development of the type permitted under proposed rezoning would undermine our decades of efforts in the Sanctuary, potentially exposing it to increased invasive seed dispersal.

Several invasive plants currently exist in the area and disturbance caused by development would certainly open the way for greater establishment of these species and the negative impact to the landscape that this would cause. Undisturbed soil structure and thriving native plant communities are important elements of healthy and resilient ecosystems.

In the letter sent by The City to residents and stakeholders on October 27, the developer did not address any concerns brought forward by the WEES, the Gaetz Lakes Sanctuary Committee, the RDRN, nor any of the other critics of this development. Rather they have played with some language in the attempt to move the project ahead.

Waskasoo Area Restructuring Plan (ARP) Requirements

Section 5 of the Waskasoo ARP deals with the Wakasoo Environmental Character Statement. As per the ARP (page 12) "Where the regulations in the *Land Use Bylaw* or the *Redevelopment Guidelines* conflict with the Character Statements, the Character Statements shall prevail".

n.b. The word "shall" is defined such that compliance is required.

5.3 Common Features and Scale of Buildings

- Natural features including native vegetation, mature trees, and a minimal Building coverage.
- Buildings typically 1 story with flat roof construction.

Nothing in the development permit application honours this section. Mature trees are slated for removal, there is no mention of native vegetation, and the building coverage (a massed, 3-storey building) will be extensive.

5.5 Other Common Elements

- Rural character with native, naturalised landscapes, rural road cross sections, a lack of fencing.
- A wide open sense of space that is not common in other areas of the City.

The proposed development is a modern, aluminium and hardie board structure with slab sides. The landscaping is neither native nor naturalised, and there will be fencing installed. The wide open space that currently exists - and is seen as a benefit - will be lost to the scale of the development.

5.6 Recommended Design Elements

- 5.6.2 mature street character, scenic Vistas *(sic)* viewable from the road, and existing natural features of the area shall be maintained.
    - *The views of the Sanctuary and the river will be negatively impacted by the 3-storey building. Likewise the entire development plan will negatively impact the natural features of the area; native vegetation, wildlife corridors, riverbank access for wildlife will all suffer.*

- 5.6.9 All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River.
    - *This entire project places that wildlife corridor at risk. Animals will be forced out to roadways or pinned into unsuitable, developed spaces. By damaging this part of the wildlife corridor, East Lincoln is placing wildlife at greater risk of negative outcomes, and restricting wildlife's access to food and movement through the animals' natural habitat.*

- 5.6.11 Disruption of any open space proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on development plans and shall be restored with vegetation that is compatible with the natural characteristics of the site.
    - *The natural drainage provided by the permeable surfaces that currently exist will not be replaced or replanted. In fact there is no mention of the loss of this natural feature. There is no plan to replicate the loss of this important ecosystem service. Likewise, a raspberry garden does not*

constitute "vegetation that is compatible with the natural characteristics of the site".

- 5.6.15 New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate Massing *(sic)*, for or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features of other factors which may have a negative effect of the streetscape or abutting properties.
    - *A three-storey, slab-sided building such as the one proposed by definition, runs counter this character statement.*
        - *It will create shadows and steal sunlight from children playing on the adjacent school grounds.*
        - *It will create overlooks into neighbouring yards and into the schoolyard.*
        - *It will create increased air pollution from increased vehicle traffic, creating a health hazard to children.*
        - *Its proximity to the sidewalk will potentially create a hazard to children walking to and from cars/school.*
        - *It will negatively impact wildlife and bird populations that current Waskasoo residents enjoy.*
        - *The amount of traffic this development will generate will overload the already crowded streets.*

- 5.6.16 Location, style, and amount of fencing proposed around and /or adjacent to open spaces shall have consideration for the movement of wildlife, and the prevention of opportunities for wildlife entrapment.
    - *According to the Site/Context Plan the entire site is to be enclosed by a chainlink fence. This runs counter to the character statement as there has been no consideration for the movement of wildlife. As previously mentioned in this comment document, the fencing will not only entrap wildlife, it will also force wildlife out onto roadways, or prevent them from accessing the natural wildlife corridor.*

- 5.6.17 In order to reduce ambient light levels which will reduce the impact of light on nocturnal environments , exterior lighting on Buildings *(sic)* or within yards should be pointed down, particularly near the Sanctuary.
    - *While the developer does mention that they will be installing dark skies-friendly lighting on the building exterior, they have not taken into account the volume of light created by individual units. The potential for light spill from interior lighting is significant. This can cause nocturnal and crepuscular animals to fly into window panes, be more susceptible to predation, choose less safe routes to traverse the landscape, and/or be attracted to humans and anything that may be on individual unit's decks.*

This in turn increases the chance of disease transmission, food dependence, and negative human/wildlife interactions.

Taking a wider view, WEES supports the citizens and organizations concerned with what the proposed development could mean to Red Deer's park and wild spaces. For 40 years Red Deerians have enjoyed the peace and tranquility of the natural spaces afforded by the Waskasoo Park system and the connecting natural areas. The facilities that currently exist in other park nodes have met citizens' needs since their inception.

WEES is concerned that should this development be approved, other future projects adjacent to Red Deer's natural areas would have precedence to lean on; other undeveloped areas would potentially face similar development threats. WEES holds the position that some natural spaces need to remain natural. The piece of land at 45 Ave and 59 Street is one of those spaces where the value and importance to the environment is greater than any proposed building development.

Thank you for considering this feedback. In addition WEES would point to and support the excellent comments and feedback provided by the Waskasoo Community Association and Red Deer River Naturalists. It is WEES's hope that this decision will be made with a conservation mindset of protecting the fragile riparian wildlife corridor and biodiversity linkage of the proposed development area.

We welcome the chance to walk the property, surrounding area, and the Sanctuary; and to have a frank discussion about the potential damage to the Sanctuary, to wildlife, to the river and its role as a wildlife corridor, and to the greater ecological systems and services at large.

Sincerely,

[redacted]

Board Chair
Waskasoo Environmental Education Society

cc: Waskasoo Community Association
Red Deer River Naturalists
Gaetz Lakes Sanctuary Committee

From: [redacted]
To: Development
Subject: [External] Proposed development in Waskasoo
Date: November 07, 2025 2:08:58 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the members of the MPC,

I am writing regarding the proposed development in Waskasoo at 4240-59 St. As a parent of two students currently attending Gateway School, and one more within the next couple years, I strongly oppose this development. Not only will the process of construction be disruptive for students, but the traffic is already horrendous on school days. I can't see how 45 Ave could accommodate the influx of traffic that would be inevitable with this project. Another practical concern is the question of where the school buses would park once the project is underway, since currently they drop off and pick up students along 59 St. I understand that this parcel of land is owned by East Lincoln Property, however, I do not believe this is the wisest choice considering the location.

Thank you for taking the time to hear my concerns, I'm sure I am just one voice of many who oppose this project!

All the best in your deliberating,

[redacted]

From: [redacted]
To: Development
Subject: [External] Waskasoo Park and Wildlife Corridors
Date: November 08, 2025 8:37:07 PM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

I 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 and South (right) Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, development here stands to impact amenities shared by the entire city.

I/We submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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 and Waskasoo Creek, and
    b. will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.
5. The development violates the spirit and intent (Environmental Character statements) of the Waskasoo Area Redevelopment Plan (ARP)

Sincerely,

[redacted]

[redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Concerns about Waskasoo development.
Date: November 08, 2025 7:25:47 PM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:
1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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:
-- impinges on the already severely compromised wildlife corridor along the Red Deer River, and
-- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

Sincerely,

[redacted]
Red Deer resident since 2001
[redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Over-development of 4240 59 St
Date: November 08, 2025 7:19:48 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear MCP
I AM IN OPPOSITION TO THE OVER-DEVELOPMENT OF 4240 59 st. FOR THE REASONS OUTLINED BELOW-

Attention: Members of the Municipal Planning Commission

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:
1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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:
 -- impinges on the already severely compromised wildlife corridor along the Red Deer River, and
 -- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

Sincerely,

[redacted]
Red Deer
[redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Proposed Development by East Lincoln
Date: November 08, 2025 11:18:08 PM

You don't often get email from [redacted] Learn why this is important

To: Members of the Municipal Planning Commission

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns:

1. South Bank trail creating a hazard for trail use;
2. The application should include 28 more trees and 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:- impinges on the already severely compromised wildlife corridor along the Red Deer River, and will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed;
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

Sincerely,

[redacted]

From: [redacted]
To: Development
Subject: [External] Land development on 59th street
Date: November 08, 2025 11:57:41 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the members of the Municipal planing Commission.

I live in a truly beautiful part of town. I am so fortunate to live in one of the houses in the row of properties north of 67th street bridge. Behind Mackenzie trails. I have lived here for nearly 11 yrs. One of tithe things I love so much about where I live is the wildlife and that Cars from the 67th street bridge can't access Mackenzie trails unless they go all the way around through down town to get there.

The only access out of my street (40th avenue) is down 45th Avenue, past the Kerry Wood and past the proposed Land Development on the corner of 59th street. As a resident who drives this road daily I can tell you how active this wildlife corridor is. Moose, deer, coyotes, beavers, skunks, porcupines and more are frequent travellers on or across this intentional rural road. This road is not designed for pedestrians nor heavy traffic. This road is our only exit.

Already 45th avenue from 59th street to 55 street is heavily congested during school drop off and pick up. We do not need another 120+ cars trying to exit this area. Imagine if we had to evacuate from Mackenzie trails due to fire similar to the small fire near 67th street bridge in 2019? We would be stuck competing with 120 seniors plus Waskasoo's regular residential traffic. This neighbourhood doesn't need another 120+ humans to impact on the wildlife and their ever encroached upon corridor.

Already the amount of excessive fencing and lighting that have made a negative impact on the wildlife corridor and present obstacles for wildlife to navigate around. The lights have negative impacts on bats and other nocturnal animals including those who live in the sanctuary. Light pollution is an on going concern when studies show it provides no additional safety. With 120+ residence we will have 120+ more light, more traffic, more pollution, and more people living in an area that can not sustain high density living.

I am opposed to this Development. I stand alongside the Waskasoo Community associations and the Kerry wood Nature Centre. I will be a loud voice against this proposed development.

Thank you for your time!
[redacted]

From: [redacted]
To:
Cc:
Subject: [External] Citizen against development at 4240 59 st
Date: November 10, 2025 6:37:13 AM

You don't often get email from [redacted] Learn why this is important

I am a concerned citizen that is against overdevelopment of 4240 59st

"Development on this property will impact the adjacent river, Waskasoo Park, the main south bank trail, Gaetz Lakes Sanctuary, and the intentional rural road that runs along the river to access the Kerry Wood Nature Centre and MacKenzie Trails, this application impacts every Red Deer resident. It will also add to traffic on 45th Ave, which is already severely overburdened during weekdays with traffic from our three large are schools."
As a previous Lindsay Thurber student adding more traffic to this area of the city is an abysmal idea. It is already painstakingly hard to exit either of the 3 schools during peak times via vehicle. Not to mention the noise & speed of traffic is not exactly senior friendly.

Secondly, the addition of seniors complex to this area is, in my opinion, poor taste. Thats not to say our seniors don't deserve safe housing but realistically planners should be aiming to provide housing or recreational items for young familys in a location that is so close to three schools. Its my opinion as a former student that this area should, if it had to be developed, be made into an additional outdoor learning/play space. Something like a fully accessible wheelchair friendly playground.

Additionally, because of its location along the Red Deer River and the adjacent major Red Deer Parks such as Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to negatively impact amenities shared by the entire city, for the profit of few.
These are some of the concerns regarding this application:
1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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:
-- impinges on the already severely compromised wildlife corridor along the Red Deer River, and
-- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

Sincerely,

[redacted]

[redacted], MPlan '18
University of Calgary
Resident, and Board Member, Waskasoo Community Association

Re: Development Application for 4240 59 Street – 3-story, 48-unit Seniors Supportive Living Apartment Building (East Lincoln Property) – Consistency with the Waskasoo Community Plan (2016) and Zoning Bylaw 3357/2024

As a longtime resident of Waskasoo and a Board Member of the Waskasoo Community Association, and holding a Master of Planning, I am writing to express concern regarding the proposed development at 4240 59 Street (East Lincoln Property).

I speak first and foremost as a resident who values the trees, trails, and heritage homes that make Waskasoo unique, and in addition, as a planning professional who recognizes the importance of responsible, well-integrated growth that aligns with City-approved plans and bylaws.

Alignment with the Waskasoo Community Plan (2016)

The Waskasoo Community Plan, adopted by City Council on February 1, 2016, was created through extensive community consultation and represents a shared vision for how Waskasoo should evolve. It describes the neighbourhood as:

"A neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic, and historical riches."

Key recommendations include:

CP Recommendation 1 – Improvements to Traffic: calls for addressing existing congestion and safety issues along 59 Street and 45 Avenue prior to further intensification.

CP Recommendation 2 – Neighbourhood Relationships: promotes collaboration among schools, residents, and City departments to ensure new development complements the community's fabric.

CP Recommendation 4 – Gathering Places and Identity Options: identifies the lookout at 45 Avenue / 59 Street as a valued community feature, recommending enhancement rather than encroachment.

Appendix 4 – Issues and Solutions Workshop: documents community concerns about school-related traffic, safety, and the preservation of neighbourhood character.

Relevant City Bylaws

This property and surrounding lands are governed by the **City of Red Deer Zoning Bylaw 3357/2024.**

Part 6 (Residential Zones) outlines the purpose of the **R-L (Residential Low Density) District, emphasizing compatibility of new development with the existing scale, setbacks, and rhythm of surrounding housing.**

"Supportive Living Accommodation" is listed as a **discretionary use** under this district; approval therefore requires careful evaluation of whether the proposal meets compatibility criteria (Sections 6.1–6.5).

Section 2.6 of the Zoning Bylaw further directs that discretionary uses be assessed with regard to neighbourhood character, intensity of use, traffic, and relationship to adjacent development.

The Waskasoo Character Statements, incorporated by reference into the Bylaw, reaffirm the community's distinctive pattern of modest-scale residential form, mature vegetation, and open green edges adjoining the river valley.

Concerns Regarding the Current Proposal

While redevelopment in Waskasoo is expected and welcome when aligned with the Community Plan and Zoning Bylaw, the proposed 48-unit, three-storey supportive living complex at 4240 59 Street appears inconsistent with both documents:

Scale and Massing:
The institutional form and three-storey height exceed the scale envisioned in the Community Plan and disrupt the low-density residential pattern anticipated under the R-L zoning district.

Traffic and Safety:
The Community Plan identified existing congestion, illegal parking, and pedestrian conflicts near 59 Street and adjacent schools. The addition of a high-intensity use would exacerbate those conditions, contrary to CP Recommendation 1 and the intent of the Zoning Bylaw's compatibility clauses.

Character Neighborhood:
Both the Community Plan and Zoning Bylaw call for **context-sensitive infill** that respects adjacent form and design. The proposed development's massing and visual impact are inconsistent with those provisions.

Loss of Natural and Visual Connectivity:
The Plan identifies the 45 Avenue / 59 Street intersection and river valley edge as critical visual and pedestrian connections. A large building footprint here would diminish this relationship and contradict CP Recommendation 4.

Limited Community Engagement:
The Community Plan's implementation section stresses ongoing dialogue between developers, the City, and the Waskasoo Community Association. To date, residents have had little opportunity to collaborate on refining this project for better neighborhood fit.

Request to the Planning Department and Municipal Planning Commission

I respectfully request that Planning staff and the Municipal Planning Commission evaluate this application with full reference to the Waskasoo Community Plan (2016), the Area Redevelopment Plan, and the Zoning Bylaw 3357/2024.

Approving a development inconsistent with these frameworks would undermine Council's adopted planning tools and the intent of community-based policy. The Waskasoo community is not opposed to redevelopment — we simply ask that new development be compatible in scale, sensitive in design, and aligned with the shared vision established through years of collaborative planning.

Closing

As both a resident and a planner, I believe that Waskasoo can welcome change while safeguarding the character that makes it one of Red Deer's most distinctive and livable neighbourhoods. Upholding the Community Plan and Zoning Bylaw will ensure that any redevelopment strengthens, rather than diminishes, this legacy.

Respectfully submitted,

[redacted]

[redacted]
Resident, Waskasoo Neighbourhood
Board Member, Waskasoo Community Association

From: [redacted]
To: Development; council@reddeer.ca
Subject: [External] Waskasoo trail system development
Date: November 09, 2025 8:50:50 AM

You don't often get email from [redacted]. Learn why this is important

Attention: Members of the Municipal Planning Commission

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:
1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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:
-- impinges on the already severely compromised wildlife corridor along the Red Deer River, and
-- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

On top of these concerns, i would like to add that this development is far from most infrastructure that seniors require/enjoy. Most people in these facilities do not drive, making easy access to shopping, healthcare and senior centres a necessity.

I am a long time user of McKenzie trails, and Gaetz Lake Sanctuary. It would be a shame to negatively impact two of Red Deers gems.

Sincerely,
[redacted]

From: [redacted]
To: [redacted] Development
Subject: [External]
Date: November 09, 2025 12:43:27 PM

You don't often get email from [redacted] Learn why this is important

Jay Hallet
Senior Planner
Red Deer Municipal Planning Commision

[redacted]
Red Deer
[redacted]

Dear Mr. Hallet,

We are writing yet again, regarding the proposed development on the lot located at 4240 59 street. As taxpayers of 30 years in this neighborhood, and with a view that takes in the current park area, we have a very vested interest in how this land is developed. Over the years we have enjoyed the openness and quiet of this area, watching wildlife and families alike make use of the parks.

Waskasoo is a unique neighborhood, with low density housing bordering on river edge and parks system. A neighborhood that has steadily attracted more families, younger families because of what it offers.

Our Waskasoo Community Association has worked hard to preserve this atmosphere, bringing to the forefront environmental, traffic and land use concerns that were designed to protect both the residents and wildlife.

In reading over the documents sent and comparing to Waskasoo ARP, we have a number of concerns.

The building is excessive in over all size and will have a great impact on the people living along 59 street, taking away their view and privacy, encroaching as it does so close to the street. Balconies from the new building will directly overlook existing properties. Taking away the privacy current taxpayers are paying for. Also because the city allowed bylaws zoning changes once East Lincoln has built the proposed building there is the possibility of further development.

The removal of mature trees, trees that do add to the overall privacy and enjoyment of existing properties, especially to those along that stretch of road is nothing short of a travesty. For a city that promotes itself as Green Deer the needless removal of mature trees for such a building seems

contradictory. The removal of green space in general is contradictory.

There is no mention of the size of replacement trees and shrubs, also there does not appear to be an adequate number of replacement trees (a raspberry patch does not provide the same atmosphere). Replacing an existing very mature tree with a 5 foot sapling does not have the same appeal. Regardless of what they offer for landscaping we all know how long that takes to grow.

The plan is not clear to land use north of 59th street and how they will deal with an ever narrowing wildlife corridor or general impact on a road not built for the ever increasing volume. As long time residents we have watched this local wildlife corridor face a number of assaults from higher volume of traffic. The added traffic from staff, residents, and visitors of this facility have not been addressed.

Those of us on 45 avenue (and right next to 59 street corner) have an existing traffic issue now. How will the city address the kind of increase this development will bring. 45 avenue is already approximately 300% over capacity according to numbers, and those of us on this avenue can attest to the traffic change. From the quiet little avenue we were to the nonstop traffic we now deal with.

The access road to the proposed facility is on the north side of 59th street crosses the existing trail system, creating yet another hazard. Before creating further traffic issues perhaps the city could try to ease the existing problems and yes regardless of what has been said there are problems.

While we understand that East Lincoln owns the land and has the right to develop it we do feel there are better uses of the land. Uses that benefit not only East Lincoln but the existing neighborhood they are moving into.

As to the letter that was sent out to neighboring properties regarding the development we disagree. This proposal does not meet the requirements as put forth by the Waskasoo Community Association.

It is very hard to remain analytical and not emotional as a resident dealing with this proposed development. While we understand the neighborhoods grow and change, this is a change that will dramatically impact our homes and land value. Our view, our peace and quiet, our way of enjoying our neighborhood will have changed and not for the better.

It easy for the city to sit and give the go ahead for the development when they do not actually live here. You get to make the choice, we have to actually live with the fall out.

[redacted]

From: [redacted]
To: Development; [redacted]
Subject: [External] Development issue
Date: November 09, 2025 3:42:13 PM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission.

As a home owner in waskasoo, I have many concerns about your future development plans on 59st.

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:
1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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:
-- impinges on the already severely compromised wildlife corridor along the Red Deer River, and
-- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

Sincerely,

From: [redacted]
To: Development
Subject: [External] Attention: Members of the Municipal Planning Commission
Date: November 09, 2025 10:20:20 AM

You don't often get email from [redacted] Learn why this is important

Good morning:

My family spends a lot of time walking, biking, exploring, and appreciating all of the natural areas in and around Red Deer.

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:
1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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:
-- impinges on the already severely compromised wildlife corridor along the Red Deer River, and
-- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

Please think about the health & wellbeing of the people of Red Deer. Let's keep Waskasoo a cozy, quiet, historic area of town. Let's also keep access to Gaetz Lake Sanctuary, Kerrywood Nature Centre, and McKenzie trails easily accessible, as these are some of Red Deers best natural areas.

Sincerely,

[redacted]

Sent from Yahoo Mail for iPhone

From: [redacted]
To: Development
Subject: [External] Opposition to Development Permit Application – 4240 59 Street (East Lincoln Property)
Date: November 09, 2025 12:12:56 PM

You don't often get email from [redacted] Learn why this is important

Dear Members of the Municipal Planning Commission,

I am writing to express my **strong opposition** to the proposed development at **4240 59 Street**. While I understand the property is privately owned and zoned for development, the scale and nature of this proposal are deeply incompatible with the surrounding area and the environmental sensitivity of its setting.

This location between the Red Deer River and Gateway School, along the narrow road leading to the **Kerry Wood Nature Centre** is part of a unique ecological and recreational corridor. It borders the Waskasoo Park system, Gaetz Lakes Sanctuary, and the main South Bank trail, all of which are central to Red Deer's identity as a city that values nature, education, and livability.

The road to the Kerry Wood Nature Centre is already narrow, winding, and heavily used by pedestrians, cyclists, families, and wildlife. Adding a large-scale residential complex here would **intensify traffic, parking pressures, and safety risks.** Traffic and parking are issues that are too often underestimated in urban development approvals.

Beyond traffic and access, this project would erode the peace and natural character that make the neighbourhood and surrounding parks so special. Developments of this size create lasting disruptions to wildlife corridors, increase runoff into the Red Deer River, and diminish the ecological integrity of one of our city's most valuable natural spaces.

The **Waskasoo Environmental Character Statement** and the **Area Redevelopment Plan (ARP)** were created precisely to prevent this kind of overdevelopment. They reflect long-standing community consensus that any change here should be minimal, environmentally sensitive, and in keeping with the area's open-space designation. **East Lincoln purchased this property with those restrictions clearly in place, and the community's position on this issue has been reaffirmed multiple times, including by a unanimous council decision in 2022 rejecting a similar proposal.** Red Deer residents have made it clear that they want to protect this stretch of the river and maintain it as a place of quiet recreation, education, and natural connection.

Approving this development would undermine those shared values and set a concerning precedent for development in other sensitive riverbank zones.

I respectfully urge the Municipal Planning Commission to **reject this application** and uphold the spirit and intent of the Waskasoo Area Redevelopment Plan and Environmental Character Statement.

Thank you for your consideration, and for your ongoing work to balance development with environmental stewardship and community well-being.

Sincerely,
[redacted]
Red Deer resident, Morrisroe.

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Opposing application for development
Date: November 09, 2025 10:09:34 AM

You don't often get email from [redacted] earn why this is important

HI there.

Please see below my concerns regarding the 45th ave development. I am opposed to this.

Thank you.

[redacted]

The application does not conform to the zoning bylaw. The lot is in the Waskasoo Area Redevelopment Plan's (ARP) Environmental Character Area and is subject to that Area's character statements. The character statements form part of the City of Red Deer Zoning Bylaw. The application does not meet the requirements of the Environmental Character Statement in the following ways:
- The building is excessive in form, height, and massing, will obstruct views and vistas from the road, will
negatively impact the mature street character, is sited too close to 59 th St., and will create overlook
from windows and balconies.
- The landscaping will remove four mature specimen trees and is short 28 required trees and shrubs.
- Access should not cross the South Bank Trail or impinge on the natural boundaries and rural character
of the road past 59 St.
The application will interfere with neighbourhood amenities by
- Exacerbating existing traffic issues on 45 th Ave which, according to its design standard as an 11m wide
undivided roadway, is already 250-350% overcapacity.
- Exacerbating existing parking concerns because there is no parking on 45 th Ave past 59 St, no sidewalk
on the south side of 59 St, and school bus parking for Gateway School on the north side of 59 St.
- Adding a hazard to the trail system with the access road.
- Obstructing longstanding views and vistas.
- Impinging on critically narrowed wildlife corridors and negatively impacting water quality with runoff
from concrete and asphalt surfaces.
It will affect the use, enjoyment, and value of neighbouring land by
- Allowing overlook from dozens of windows and balconies onto multiple homes both across 59 th St and
down 45 th and 44 th Avenues.
- Obstructing longstanding views and vistas of the river escarpments.
- Siting the building so that the rear of the structure faces onto homes on 59 th St. closing the

development off from the community.

From: [redacted]
To: Development; [redacted]
Subject: [External] East Lincoln Proposal - Taxpayer Objections
Date: November 10, 2025 9:17:42 AM

You don't often get email from [redacted] Learn why this is important

Attention: Jay Hallett and Members of the Municipal Planning Commission

Hello Jay/Commission,

I'm a taxpayer who pays your salary so technically I'm one of your bosses! As your employer, I would like to express my objections to a proposal that is under your management.

Development at 4240 59 St stands to impact amenities shared by the entire city - and attempting to hide this issue behind 'it's privately owned, developable, Public Service land' does not change the fact.

Its location is along the Red Deer River, adjacent to the Waskasoo Park system and South (right) Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails,

I submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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:
    - impinges on the already severely compromised wildlife corridor along the Red Deer River and Waskasoo Creek, and
    - will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.
5. The development violates the spirit and intent (Environmental Character statements) of the Waskasoo Area Redevelopment Plan (ARP)

Please reply advising how the Commission intends to address these issues?

You can hide behind legislation all you like - but you can never escape your conscience.

The guilt will manifest in your life in other ways.

The conscionable way is not always the easy way, but you will never make a mistake by doing the right thing.

Sincerely,
[redacted]

From: [redacted]
To: Development
Cc: [redacted] MayorMailbox
Subject: [External] Opposition to East Link Proposal near 4240-59St.
Date: November 10, 2025 12:34:36 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

Planning commission members:

I am opposed to the East Link Proposal to build a large apartment building (apparently for independent seniors) between the Red Deer River and the Gateway School.

The proposed development, and any further additional developments that could occur on these lands, will have an unacceptable impact on wildlife, including wildlife movements as well as stability of the River bank, sustainability of the quiet, wildlife and people friendly 45 St access to the Kerry Wood Nature Centre and McKenzie area and the general character of this quiet area.

This development is proposed in an area that has purposely and wisely been established as a relatively quiet area through the Waskasoo Environment Character Statement and the Waskasoo Area Redevelopment Plan to ensure future developments of the Public Service Zone respected the environment and fit in with the surrounding area.

In the recent past, Red Deer City Administration, made supportive living a discretionary use of PS lands. Although this discretionary use, seems very peculiar to me, **I want to ensure you that this discretionary use is not applicable to this site and the proposal must be rejected.**

Wildlife movement corridors between the school and the Red Deer River will be significantly impacted by both decreasing the land available and the useability of this area by wildlife. The stability of the Red Deer River bank, which is on the high energy outside bend of a might river in flood is always tenuous but will be under increased threat due to increased destabilization caused by a large construction proposal such as the proposed development. Then where would the access to the KWNC and area go? This proposal would also impact Waskasoo Park, the south bank trail which would go between the river and this proposal, the nearby Gaetz Lakes Sanctuary and McKenzie Area, and the general character of this quiet area.

This proposal is not a fit for the land described. The impact is too large.

[redacted]
Certified Wildlife Biologist
[redacted]
Red Deer, AB
[redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: Re: Automatic reply: [External] Jay Hallett Senior Planning Waskasoo Proposal
Date: November 10, 2025 7:10:41 PM

You don't often get email from [redacted] Learn why this is important

I just noticed that unfortunately in my letter I had referred to 45 street when I was meaning 45th avenue. Please accept this correction.
Thankyou
[redacted]
Sent from my iPhone

> On Nov 10, 2025, at 3:34 PM, Development <Development@reddeer.ca> wrote:
>
> Thank you for your email to The City of Red Deer Development inbox.
>
> Applications and inquiries are processed in the order they are received. Note that incomplete applications will not be entered into the queue.
>
> Please allow us time to respond to you. We appreciate your patience.
>
> Thank you,
> Development Team

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External: Jay Hallett Senior Planning Workbook Request]
Date: November 10, 2025 3:34:33 PM
Attachments: image0.png

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Sent from my iPhone

3:24

Dear Mr. Harlett and City Council

We are residents of this beautiful community and are voicing our concerns regarding this development proposed for our area. Although we are not longtime residents of this neighbourhood we have lived here for 4 years on 45th street. We were drawn to this area because of the extensive river valley trails and parks as well as this community is where are grandchildren attend Gateway and Lindsay Thurber Schools.
Over these past 4 years we have been involved in protesting and voicing our concerns regarding the last proposal to this area by this developer.
One of our major concerns has been the influx of travel on 45th street not only for the schools but Kerry Wood and McKenzie Trails. While we love this area for these programs we already are seeing congested traffic and long waits to get out of our driveways. Our concerns are with further expansion being proposed by this developer we will have even more congestion in an already taxed system. As well we are further concerned with the impact this will have on the wildlife in are area. We are home to deer and moose and many other birds

and wildlife which thrive on this riverbank corridor. Why is this developer and the city hell bent on changing this beautiful community. This truly is one of the best areas in Red Deer however it was not designed to accommodate this type of development. There are new areas within the city limits that could include this type of proposal. We pray that you will reconsider this proposal and hear the people and look at the future and choose a community area that is just in the development stages that could with stand this proposal.

Thankyou for listening

[redacted]

mail.google.com

[redacted]

From: [redacted]
To: Development; [redacted]
Subject: [External] Concerns and Recommendations Regarding Proposed Development at 4240 59 St
Date: November 11, 2025 5:25:47 PM

You don't often get email from [redacted] Learn why this is important

Dear Members of the Municipal Planning Commission,

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system—including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails—the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:

Access to the parking area needlessly crosses the South Bank trail, creating a hazard for trail users.

The application should include at least 28 additional trees and shrubs to meet the minimum landscaping requirements.

The location of the building across the south end of the lot next to the 45th Ave lookout:

impinges on the already severely compromised wildlife corridor along the Red Deer River, and

will increase runoff from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed.

The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

Additionally, it appears this application conflicts with several City bylaws and policies, including but not limited to:

The Public Service (PS) zoning regulations intended to protect parkland and open spaces.

The Waskasoo Environmental Character Statement, which aims to preserve the environmental integrity of this sensitive area.

Municipal landscaping bylaws requiring a minimum number of trees and shrubs for developments.

Traffic and trail safety regulations designed to protect users of the South Bank trail.

Environmental protection and stormwater management bylaws aimed at preventing harmful runoff into the river and watershed.

Recommendations for a Fair Resolution:

Require the applicant to work with City staff, local environmental groups, and community stakeholders to revise the site plan to minimize environmental impact, preserve the wildlife corridor, and ensure trail safety.

Mandate an updated landscaping plan that exceeds the minimum requirements, using native species to support local biodiversity.

Relocate parking access to avoid crossing the South Bank trail, or implement traffic calming and safety measures for trail users.

Require a comprehensive traffic impact assessment and mitigation plan, with public input, to address increased congestion on 45th Avenue and adjacent roads.

Ensure full public consultation and transparency throughout the approval process, including a public hearing or open house before any final decision.

I respectfully request that the Municipal Planning Commission defer approval of this application until these recommendations are addressed and the development can be shown to conform with the City's bylaws, the Waskasoo Environmental Character Area guidelines, and the interests of Red Deer residents.

Sincerely,

[redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Development at 4240-59th St.
Date: November 11, 2025 12:31:31 PM

You don't often get email from [redacted] Learn why this is important

Jay Hallett,

I believe the proposed development of a 48 unit apartment building at 4240-59th Street is a very bad idea.

Please don't allow this to happen. There must be more suitable places to build this type of structure.

Thank you,

[redacted]

From: [redacted]
To: Development
Subject: [External] Proposal Build 4240 59st Red Deer
Date: November 11, 2025 9:54:38 PM

You don't often get email from [redacted] Learn why this is important

I am a resident of Waskasoo, and have owned our own home [redacted] ave since 2004 which is right across from this proposed building. Like majority of residents in our neighbourhood I am 100 percent against this build for many reasons. Of course we love the green space, our family uses the space often, the small dirt hill has been staple of sledding with small children, walking through the grass and star gazing at night. The view of the northern lights from our front porch over the green space is second to none within our city.
Here is my list of other concerns with this proposal.

1. Safety of the school kids. There is a huge amount of traffic and congestion within our community during school hours, and school activities. We have 3 big schools within a couple blocks, making it a struggle to drive through, walk kids to and from school with keeping a very close eye on the traffic. Adding a huge apartment building and a parking lot right in the mix of where families park and walk their children adds a huge layer of safety concern.
2. Taking away another space for kids to play and exercise. With the last couple years of covid, the school has optimized the use of this green space, often having classes outdoors, weather permitting, we see them out reading to their kids, scavenger hunts, gym classes etc. The city needs to take over this space as there is already a soccer goal posts that are never used outside the school hours, and also a dug out for kick ball or baseball that could be more utilized. The small dirt hill is used all year by the school and community kids, especially in the winter, as the kids use it to sled, would be a huge loss to this community as well as the school children.
3. Interruption to the trail system that runs right beside the proposed building. The city has built this beautiful trail system that runs by the river and into Kerry wood. Right in the middle will be a huge building blocking the beautiful view.
4. There is little to no amenities in this area of town. We have the small corner store, otherwise there is nothing within walking distance of the building. Either the bussing system will then also have to add to the struggle of traffic here, or all the people that live in this building will need to be able to drive, which doesn't fit the description of "assisted living" they are looking for. Thus also adding to the traffic congestion and safety concerns.
5. Environmental impacts. The amount of construction, people, and extra cars/trucks will have a profound impact on the environmental community here. We have a huge amount of wildlife that wander this area, deer, fox, hares, snakes, coyotes, and the close proximity to the Bird Sanctuary all need to be considered. The noise, and light pollution alone will be detrimental. The removal of the trees for the project can disturb the river front that has already been eroding towards the road. At the beginning of the previous "East Lincoln Proposal" online presentation they had a slide to honour the Indigenous/Metis people of the area, and we know that leaving the space as is would honour them.
6. We redeveloped our home in 2010, and all these things had to be considered in our application to the city. We had to go back and add "peaks" to our existing roof line in order to fit with the rest of the community. So to approve this building, which the whole premise does not fit would absolutely go against the cities own rules. This will

decrease our current property value with the impedance of our view of the river, which directly goes against the Waskasoo ARP.

In conclusion, this build needs to better fit this community. Such as, the parkland class school is a smaller, single story building. It does not impede any current resident view of the river, nor does it impact the environment around it. This space is enjoyed by all who come here. Lets utilize the green spaces we have! Let the wildlife roam! Lets keep our kids as safe as possible! The city needs to annex this space and use it to its green potential.
Thank you for listening
Regards

[redacted] Sent from my iPhone

P.O. BOX 785
RED DEER, AB. T4N 5H2

November 11, 2025

To: Development@reddeer.ca

Attn: Jay Hallett, Senior Planner

Cc: [redacted]

RE: Development Application for 4240 59 St, Red Deer, Alberta

Dear Members of the Municipal Planning Commission

Please be advised that the Red Deer River Naturalists (RDRN) strongly objects to the proposed supportive living accommodation at 4240 59th Street, Red Deer.

Not only does the application not meet the requirements of the Environmental Character Statements in the Waskasoo Area Redevelopment Plan, but it will also impact amenities shared by the entire city.

RDRN believes the location and size of the development will threaten the hydrological and environmental integrity of the Red Deer River, the adjacent riparian corridor, as well as the Gaetz Lakes Sanctuary, and the larger parks system. It also adds a hazard to the Waskasoo Park South Bank trail system and will significantly increase traffic on the rural road past 59th Street which is an already critically endangered path for wildlife moving through the city along the river and between Gaetz Lakes and the Red Deer River. We fully agree with the assessment submitted by the Waskasoo Environmental Education Society.

RDRN has long championed for the protection of this and other protected spaces within the City of Red Deer. Our office is also located within the Environmental Character Area at the Kerry Wood Nature Centre.

We urge you to refuse the development proposal.

Sincerely,

[redacted] RDRN President

Bettensons
SAND & GRAVEL CO LTD

Proudly Serving Central Alberta Since 1965

November 12, 2025

Municiple Planning Commission (MPC)
City of Red Deer
4914-48th Ave
Red Deer, AB
T4N 3T3

Re: Endorsement for the Supportive Living Accommodation at 4240 59th St, Red Deer

To whom it may concern

On behalf of Bettenson's Sand & Gravel, I would like to express our support for the proposed development located at 4240-59th Street in Red Deer. This development is a great opportunity for the City and should be granted approval by the MPC.

This private investment is going to benefit and provide value to the City of Red Deer in multiple ways:

- The new development will address the housing shortage currently faced by our community and its ageing population.
- A local company is making a private investment in the City's Future. Any earnings generated from the project remain in the community.
- The new construction will require various trade contractors to work on the new build. This work can performed by many of our local trades. The money from the contracts will stay in our community.
- The completed project will provide many long-term local jobs. The wages from the project will stay in our community.
- The completed project will generate much needed boost to the local tax revenue for years to come.
- The proposals design aligns with the recommendations of the surrounding neighborhood and meets the recommendations of the Waskasoo Environmental Character Statement.

Bettenson's Sand and Gravel has been serving Red Deer and the surrounding community since 1965. We see the value of this development and we respectfully encourage the MPC to approve this application.

Regards,

[redacted]
BETTENSON'S SAND & GRAVEL CO. Ltd.

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www.bettensons.ca

From: [redacted]
To: Development
Cc: City Council; [redacted]
Subject: [External] Opposition to proposed development in Waskasoo
Date: November 12, 2025 3:33:39 PM

Some people who received this message don't often get email fro[redacted] earn why this is important

I am adding my name, AGAIN, in support of the opposition to a certain parcel of land. I attended a public hearing at City Hall, that saw over 100 people with the same opinion, just a couple short years ago, Am using the well crafted letter by a hard working volunteer closely connected to the details of this continuing assault.

Have you lost the narrative that Red Deerians cherish our parks and are tired of continually defending them? That in 2025 we should be past the focus of develop to the max and throw out well thought out arguments for nature that are supported by many organizations with expert information about the value of natural areas to a city and its citizens?

Please add another citizen opposing this. Here is the letter:

Attention: Members of the Municipal Planning Commission

I 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 and South (right) Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, development here stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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 and Waskasoo Creek, and
    b. will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed

4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.
5. The development violates the spirit and intent (Environmental Character statements) of the Waskasoo Area Redevelopment Plan (ARP)

Sincerely,

[redacted]

This is in addition to the following other horrible ideas that won't die...

1. The decision to keep plans to run Molly Bannister Drive through Rotary Park,

2. Plans for the HWY 2 expansion to devastate large portions of Maskepetoon Park,

3. The proposal from City Administration to revise the Parks and PS zones to allow large developments in our parks and schoolyards, and

4. The removal of most environmental and trail-related recommendations in the new Intermunicipal Development Plan between the City and County

From: [redacted]
To: Development
Subject: [External] Development Permit Application for 4240 59 St.
Date: November 12, 2025 6:04:45 PM
Attachments: Introducing Ian McHarg to Jay Hallett and MPC.docx

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You don't often get email from [redacted] Learn why this is important

Hi Jay,

I had a few additional comments to make and am including them in this second email.

I wanted to introduce you to the work of Ian McHarg. You may have been exposed to his work in your studies in Water Quality & Watershed Management and/or Environmental Site Assessment but in the event you were not, please read my review or pick up his book.

He taught us to let the land speak. The land in question here - the lakes, wetlands and migration habitat - is speaking loudly.

The Commission, in review of the documentation received from not only residents of Waskasoo, but from all of Red Deer, many of whom are area experts in their fields and have expressed that, should deny this application and make a recommendation that further work be undertaken prior to any development being approved for this site. Please 'require the science' and protect this valuable area.

Regards,

[redacted]

[redacted]

Ian McHarg was a landscape architect and regional planner whose groundbreaking work *Design with Nature* reshaped how planners and designers think about the relationship between humans and the environment. His central argument was that **human development should be guided by ecological principles** — in other words, we should *plan with nature, not against it.*

Core Ideas

1. **Ecological Determinism:**
    - McHarg believed that every place has inherent natural characteristics (soil, slope, water, vegetation, climate) that determine what types of human use it can sustain.
    - Instead of forcing development where it doesn't belong (e.g., floodplains, steep slopes), planners should analyze and respect these natural constraints.
2. **Layered Mapping Method:**
    - McHarg introduced the **overlay technique**, in which transparent maps representing different environmental factors (geology, hydrology, vegetation, wildlife, etc.) are layered to identify the most and least suitable areas for development.
    - This method later became the conceptual foundation for **Geographic Information Systems (GIS)**.

And furthermore:

Ian McHarg and "Design with Nature" (1969):

Ian McHarg (1920–2001) was a Scottish-born landscape architect and planner who became a leading voice for ecological design. His book *Design with Nature* was revolutionary for its time — published during the rise of the modern environmental movement — and **continues to influence planning, landscape architecture, and environmental policy today**.

McHarg's core principle is simple yet profound:

Human development should be guided by the intrinsic suitability of the landscape — we must design *with* nature, not in defiance of it.

Key Concepts

1. The Ecological View of Planning:

McHarg argued that every region is a complex ecological system, and that successful planning requires understanding how land, water, vegetation, wildlife, and climate interact. He rejected the idea of nature as a blank slate for human use, insisting instead that **the landscape should dictate where and how development occurs**.

This means, for example:

- Building on stable, well-drained soils rather than wetlands.
- Preserving floodplains as natural buffers.
- Protecting wildlife corridors and riparian zones.

He saw these choices not as constraints, but as ***guidance from nature herself***.

2. The Overlay Method (Precursor to GIS):

One of McHarg's most enduring contributions is his **layered mapping technique**:

- He would draw or trace maps for individual environmental factors — such as slope, soil type, hydrology, vegetation, wildlife habitat, and scenic value.
- By overlaying these transparent maps, areas of high or low suitability for various land uses (housing, industry, recreation, etc.) would emerge visually.

This "overlay" approach was later digitized and became the conceptual basis for **Geographic Information Systems (GIS)**, now a standard planning tool worldwide.

3. The Ethical Dimension:

McHarg saw ecology not only as a science but as a **moral framework**.
He believed that humans have a responsibility to act as *stewards* of the Earth**, recognizing that human well-being is inseparable from environmental health.**

He wrote passionately about **"the fitness of man's works to the nature of the place,"** suggesting that **planning should express *harmony* between human aspiration and the land's ecological character.**

4. Integration of Science and Design:

McHarg bridged the gap between **ecology** and **aesthetics**.
He advocated using scientific data to guide creative design — not to restrict beauty, but to reveal it. For example, a park system that follows natural drainage patterns or a community layout that preserves woodlands would be both ecologically sound and visually pleasing.

He was among the first to argue that **sustainability and beauty are complementary** rather than competing values.

5. Human Settlements as Part of Nature:

McHarg rejected the idea that cities are separate from nature.
He saw urban areas as ecosystems — interconnected with air, water, and soil cycles — and believed urban planning should mirror natural systems by recycling resources and maintaining balance.

He envisioned communities that:

- Work with topography and natural features.
- Use greenbelts and corridors for both ecological and recreational purposes.
- Maintain open space networks for flood control and wildlife habitat.

Legacy and Influence:

- His approach inspired the rise of **ecological planning** and **landscape urbanism**.
- The overlay method evolved into modern **GIS mapping and spatial analysis**.
- Concepts like **green infrastructure**, **low-impact development**, and **biophilic design** trace their philosophical roots to McHarg's work.
- Universities around the world integrated "planning with nature" into environmental design curricula.

Signature McHarg Quote:

"The task is to fit our human activities to the land, so that both may thrive."

Why McHarg matters here — condensed version for your reading edification.

McHarg's principle: **let the land and ecology determine appropriate uses**. Gaetz Lakes Sanctuary (the Red Deer Migratory Bird Sanctuary) and its riparian corridor are an *ecological system* — wetlands, nesting / stop-over habitat, hydrology, and vegetation are all interdependent. Building a development "out of context" beside a federal migratory bird sanctuary and in a riparian corridor contradicts McHarg's method: instead of forcing human uses where ecology forbids them, planners should **identify constraints (flooding, nesting habitat, wildlife corridors, water quality) and site development elsewhere**.

Key legal / policy points

- **Gaetz Lakes = Red Deer Migratory Bird Sanctuary (federal)** — established protection for birds, habitat and nests. Activities harmful to migratory birds/habitat are restricted.
- **Migratory Birds Convention Act & Migratory Bird Sanctuary Regulations** prohibit activities in a sanctuary that are harmful to birds, nests, eggs or habitat except under permit; permits can be refused/cancelled. (Strict protection obligations.)
- **City planning policy / River Valley & Tributaries Park Concept** recognizes riparian buffers, ecological corridors and the need for wider buffers for river systems and habitat protection. Use these local policies to argue inconsistency.
- **Kerry Wood Nature Centre / Waskasoo Park**: the centre and sanctuary function as an environmental education and habitat core — development adjacent undermines those functions.

In Summary:

1. **This site is ecologically constrained** — it's adjacent to the federally-protected Gaetz Lakes (Red Deer Migratory Bird Sanctuary) and lies within the riparian corridor; those constraints must drive suitable land uses.
2. **Federal law applies** — the Migratory Birds Convention Act and Sanctuary Regulations forbid activities that harm migratory birds, their nests, eggs or habitat

unless permitted by the Minister; the Commission must assess whether the development would be harmful.

3. **The developer's attitude shows disregard for stewardship** — this is the opposite of McHarg's ethic: planning should *fit* the land, not force the land to accommodate careless development.
4. **Ask for independent science and stronger protections** — a full biophysical / ecological assessment, hydrology and floodplain study, light/noise impact assessment, migratory bird timing windows, and clear buffer widths before any decision.
5. **Request alternative siting or denial** — if the applicant cannot demonstrate no net harm, the Commission should refuse or require relocation to areas that aren't riparian or adjacent to a sanctuary.

Evidence-based studies that should be mandatory:

- **Biophysical Inventory & Impact Assessment** (seasonal, with breeding/stopover surveys during migration windows).
- **Hydrology / Floodplain and Stormwater Management Study** (show impacts to groundwater, runoff and oxbow lakes).
- **Noise, Light & Visual Impact Assessment** (predicted disturbance to birds at dawn/dusk and migratory periods).
- **Species list and SARA / MBCA cross-check** (identify any species at risk, breeding/nesting sites).
- **Connectivity / wildlife-corridor analysis** (how the development severs movement).
- **Cumulative effects assessment** (how this plus prior and planned nearby developments affect habitat).

These should be prepared by independent qualified consultants (ecologist, avian biologist, hydrologist) and peer-reviewed by City or provincial experts and further:

1. **Topography / slope** (identify erosion hazard and stability).
2. **Hydrology / floodplain / groundwater flow** (oxbow lakes and drainage).
3. **Wetlands / marshes / oxbow lake extent**.
4. **Existing vegetation / canopy and nesting sites**.
5. **Known bird migratory routes, nesting & stopover locations** (seasonal).
6. **Trail & public access / recreation uses (Kerry Wood / Waskasoo Park)**.
7. **Proposed building footprint and access roads**.

Specific policy asks for the MPC

I boldly ask that the Municipal Planning Commission defer consideration of this application until: (1) the applicant provides an independent, peer-reviewed biophysical assessment, hydrology and floodplain study, and light/noise impact study; (2) the applicant demonstrates compliance with the Migratory Birds Convention Act and Sanctuary Regulations or obtains required federal permits; and (3) demonstrated avoidance of impacts by increasing riparian buffer to the standard recommended in the River Valley & Tributaries Park Concept Plan. If the applicant cannot show no net harm, the application should be refused.

From: [redacted]
To: Development [redacted]
Subject: [External] Development for 4240 59 St.
Date: November 12, 2025 6:44:19 PM

You don't often get email from [redacted] Learn why this is important

To whom it may concern,

I am worried about the proposal of a seniors supportive living building on the above mentioned lot. Not only is this a high traffic area, it also proposes safety threats as the infrastructure cannot support more traffic. Ambulances often frequent such living facilities and could cause havoc on already busy roads with children ever present at crosswalks and sidewalks. Similarly, staff and visitors of such a facility would add to road volume and take away valuable parking for residents and be one more obstacle for students to navigate on their way to school. I also would love that land to be left for the enjoyment of the children of Gateway Christian School and the residents of the neighborhood. Gateway School hosts many events where children often frequent the field and use the surrounding sidewalks for exercise, community, and sport. I love that the view our children see is that of the river valley and connects them to nature and their roots with some being proud members of treaty 6 and 7.

Sincerely,
[redacted]

From: [redacted]
To: Development; [redacted]
Subject: [External] Proposed Development at 4240 - 59 street Red Deer AB
Date: November 12, 2025 11:29:15 AM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:
1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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:
-- impinges on the already severely compromised wildlife corridor along the Red Deer River, and
-- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

Sincerely,

[redacted]

Sent from my Galaxy

From: [redacted]
To: Development; [redacted]
Subject: [External] Proposed Zoning Changes and Development Permit Application East Lincoln Properties – 4240 59 Street
Date: November 12, 2025 4:09:26 PM

You don't often get email from [redacted] Learn why this is important

[redacted]
[redacted]
Red Deer, [redacted]
Phone [redacted]

Re: Proposed Zoning Changes and Development Permit Application East Lincoln Properties – 4240 59 Street

To Members of the Municipal Planning Commission,

Red Deer as a city is known for its beautiful natural river valley surroundings. The many parks, bike/walking paths and green spaces have made Red Deer so attractive to live in.

We ourselves moved after retirement back to Red Deer to be able to enjoy that and moved in the beautiful neighbourhood of Waskasoo. The river valley is the "Green Pumping Heart" of the city. It gives Red Deer its unique appeal.

Red Deerians have enjoyed the peace and tranquility of the natural spaces afforded by the Waskasoo Park system and the connecting natural areas.

Once we get on the slippery slope of approving this development adjacent to a natural area, more future developments near other natural areas could come.

To keep the "City of Red Deer Natural Character" for the future, this development shouldn't be approved.

My concerns are worded very well by the "Waskasoo Environmental Education Society" in the following points:

- Loss of Permeable surfaces
- Riverbank Stability
- Barriers to Wildlife
- Trail Realignments
- Increase in Traffic
- Increase in Pedestrian Traffic
- Light Pollution
- Invasive Plant Species
- Waskasoo Area Restructuring Plan (ARP) Requirements

These requirements were set to maintain the Character of the area. Ignoring these requirements and seeing that the development is lacking in many aspects of these requirements feels wrong.

Beside that:

- Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
- The location of the building across the south end of the lot next to the 45th Ave lookout:

- impinges on the already severely compromised wildlife corridor along the Red Deer River, and

- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed

- The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.
- The development does not meet the requirements laid out in the Environmental Character Statements in the Zoning Bylaw

Regards,

[redacted]

November 5, 2025

Jay Hallet
Senior Development Officer
City of Red Deer % Inspections and Licensing Department
4914 48 Ave
Red Deer, Alberta
T4N 3T4

Re: Proposed Zoning Changes and Development Permit Application East Lincoln Properties – 4240 59 Street

To Whom it May Concern,

The Gaetz Lakes Sanctuary Committee reports to Red Deer City Council and is charged with the protection of the Gaetz Lakes Sanctuary. The Committee's creation was a condition of the agreement that saw the Province of Alberta transfer the Sanctuary to City ownership in the 1980s. The Committee has Statutory authority over the Sanctuary. They are responsible for the implementation of the Gaetz Lakes Sanctuary Management Plan and provide guidance and direction to The City and to the Waskasoo Environmental Education Society.

While not directly notified of the application for a Development Permit by East Lincoln Properties for the lot at 4240 59 St, The Committee has an interest in commenting on the impacts of the development as they relate to the environmental health of the Sanctuary, and to the wider environment.

We echo the concerns shared by the Waskasoo Environmental Education Society, the Waskasoo Community Association (WCA), the Red Deer River Naturalists (RDRN), Camille J. LeRouge school, and other concerned citizens and groups. We thank the WCA for bringing this matter to our attention.

The Gaetz Lakes Sanctuary Management Plan (GLSMP)
The GLSMP was adopted in principle by Red Deer City Council October 7, 1997. This plan governs the activities in the Sanctuary and specifies how development around the Sanctuary should be done with minimal impact. The GLSMP is the instrument through which the Gaetz Lakes Sanctuary Committee directs WEES and provides input and guidance to The City of Red Deer.

45th Avenue is designated in the GLSMP as one of the three wildlife corridors - along with 67th Street and Cemetery Hill - supporting the Sanctuary that should be protected.

From the GLSMP, page 19:

> "Wildlife corridors are believed to reduce mortality and habitat fragmentation for animals in areas of human development (Foster and Humphrey, 1995). The protection of wildlife corridors is critical for the long term utilization of the Sanctuary by ungulates and other animals. Without a means of entering and exiting the Sanctuary freely, wildlife populations may abandon the area in order to find more accessible places to reside"

Recommendations in the plan include the statements (both GLSMP, page 19):

- "Protect habitat along 45th Avenue", and
- "Reforest/protect wildlife corridors at strategic locations"

Specifically "... a developer is required to protect existing wildlife corridors on designated lands" (GLSMP, Page 20). While this statement is specifically referring to the Michener Centre Outline Plan, the accompanying figure (Figure 1. Wildlife Corridors of the Sanctuary) clearly shows that the Red Deer River is designated as one of the wildlife corridors that support the Sanctuary.

Further, in the section titled *45th Avenue* (GLSMP, Page 22) it states

> "Habitat along 45th Avenue consist of dense stands of saskatoon *(sic)* (*Amelanchier alnifolia),* wild rose *(Rosa woodsii*, white spruce (*Picea glauca)*, *Populus sp* and willow species (*Salix spp*), which run parallel to the Red Deer River. These strips of habitat are extremely rich in food for a wide variety of species as well as providing cover for movement."

In the section *Human Use and Influence* - Chapter 3, it states "Preservation of the Sanctuary from future developments is critical to the long term survival of the area" (GLSMP, page 48).

Landscapes at a Wider Scale

The Red Deer River Valley, the property at 45Ave and 59St, the Gaetz Lakes Sanctuary, and the East Hill Escarpment are all part of the same ecological system. Water flowing from the escarpment toward the river is utilised by the plants and animals along its flow. The fields on and around Gateway school and Parkland CLASS absorb that water and regulate its flow into the Red Deer River.

The reality is that the Sanctuary is being islanded. It is suffering "death by a thousand cuts". Its connection to the wider system is being almost constantly negatively affected by surrounding, ongoing development. The Clearview Ridge subdivision created a barrier between the Hunting Hills and the Sanctuary. The Michener Extendicare facility sits on the headwaters of Gaetz creek; the facility has had drastic, negative impacts on the flow and quality of water into the Sanctuary. The building of 67St and the bridges

across the river forced migrating deer and moose into tight corridors, breaking up the natural north-south routes across ravine and upland areas. The ball diamonds, fencing, and parking behind both Parkland CLASS and Gateway school have forced animals north to the grasslands adjacent to 45 Ave, and south onto 59 St, before they can get back into the Gateway open areas.

The Sanctuary *needs* connection to wider landscapes. It needs to have safe ingress and egress routes for the animals that call it home and for those passing through. It needs to have its outflowing water slowed by permeable surfaces. It needs to have unbroken connections between the landscapes that support it - grasslands, escarpment, the river, and the interstitial spaces. Without these connections, the Sanctuary loses biodiversity, and biomass. By extension surrounding environments lose the ecosystem services the Sanctuary provides.

Permitting this development will further isolate the Sanctuary and place the plants, animals, and systems that depend on it, at further risk.

We are re-submitting our feedback from December 2022 and January 2025, as those potential impacts remain.

Loss of Permeable Surfaces

While the existing schoolyard is not a natural environment, it is a permeable surface. Permeable surfaces allow for the slow, measured dissipation of rainwater and snowmelt by absorbing water, over a large area. This absorption prevents overland water flow and thereby reduces the opportunities for erosion.

Additionally, the permeable surfaces allow for a measure of filtration. Rainwater and snowmelt can pick up a vast array of substances as it flows over the ground. Many of these — road salt and de-icing chemicals, oil and other lubricants, pesticides and others — should not be flowing freely into our rivers and creeks. Permeable surfaces can act as a sort of pre-filter and reduce the load of these toxins in outflowing water.

By building on this land, the permeable surfaces are reduced. Building roofs, parking lots, driveways, and patios all act as physical barriers to permeable ground. These new hard surfaces concentrate water in a few locations and facilitate overland flow. This increased flow rate and volume increases the risk of erosion, placing the riverbank and riparian habitats at risk. Additionally, the increased overland flow loads the water with the previously-mentioned substances and debris, carrying them to the river unabated and unfiltered.

There is no substitute for natural, permeable surfaces over large areas. Rainwater catchment, and planter boxes can help, but they lack the depth and breadth of open permeable land. It is this depth and breadth that protects surrounding land from erosion, and reduces the impacts of surface pollutants.

Riverbank Stability

The Red Deer River has been increasingly threatened by development and subsequent erosion. There are numerous places along the river, through the City, where the bank has required armouring. The most visible examples are below Oriole Park West and below the houses along Cronquist Drive. Left to its own devices, the river would naturally erode the embankments creating natural cutbanks. The creation of these two neighbourhoods has necessitated the installation of the protection required to prevent the banks from eroding.

The bank armouring creates barriers to wildlife, removes potential spawning habitat, and interferes with the natural evolution of river systems. The proposed development is located on the outside of a bend in the river, as are the other two armoured locations. Water flows faster at the outside of the bend, than at the inside. Our concern is that the development would create additional stresses on the riverbank, necessitating armouring. The extremely narrow nature of this habitat linkage heightens the importance of keeping native vegetation and riverbank function intact and unchallenged by development stresses.

Barriers to Wildlife

Corridor connectivity is critical to the protection of biodiversity. The Red Deer River is a regional artery of life, comprising nearly continuous riparian habitat along its banks from Fort Normandeau down stream to River Bend. Many organisms including plants, invertebrates, herptiles, mammals and birds move and thrive along this corridor.

Perhaps one of the narrowest stretches of this corridor is along 45th Avenue, right at the site of this proposed development. This critical pinch point for the flow of biodiversity from south to north and east to west would certainly be impacted by the proposed development and the increased activity, traffic, impermeable surfacing, noise, lighting and various other impacts that it would undoubtedly bring.

Many of the wildlife species that presently move through this vital habitat linkage, especially the small ones that comprise the bulk biomass of biodiversity, are already at great risk due to the higher likelihood of roadkill that development would bring. Should development occur and traffic (foot and vehicle) increase there would doubtless be a greatly detrimental impact on biodiversity.

If anything this narrow linkage should be widened and encouraged east to allow for the flow of biodiversity to and from the Gaetz Lakes Sanctuary and MacKenzie Trails natural area. Major long-term land protection and habitat-rewilding on the proposed development site would support the health of the watershed, regional environment, and wildlife. Placing a large, massed structure on this site will be detrimental to local wildlife and birds that depend on the Gaetz Lakes Sanctuary, the riverbank, and the spaces between them.

Trail realignments

Looking at the Site/Context Plan it is clear that the existing South Bank Trail will be intersected by another driveway. It cannot be understated that this section of trail is extremely well-used by pedestrians, cyclists, scooter-riders, and skateboarders. Neighbourhood residents out walking their dogs, commuters headed into and out of downtown for work, and children heading to and from school all make use of this section of trail. These users already have to contend with the driveway that serves Parkland CLASS and Gateway School. A second driveway is going to drastically increase the chance of negative human/automobile interactions. This is an insurmountable problem as there is no space to realign the trail to avoid this driveway crossing.

Increases in Traffic

Although this has already been touched on, with any increase in residential populations comes an increase in traffic, increased infrastructure and development to accommodate that increased traffic, and an increased likelihood of wildlife/vehicle conflict. More cars equals more opportunity for negative interactions between wild animals and cars. Moose, foxes, deer, squirrels, weasels, chipmunks, beavers, hares, rabbits, snakes, salamanders all cross 45 Ave on their way to the riverbank. As the number of cars increases so does the possibility of animals being hit.

Increase in Pedestrian Traffic

Increased pedestrian traffic, especially now that it would be bottlenecked, can also lead to increases in negative human/wildlife interactions. Increased foot traffic and everything that comes with it (light, noise, garbage, etc) would restrict animal movement and potentially provide increased vectors of invasive plant/species movement.

Light Pollution

Nocturnal and crepuscular (active at dawn and dusk) animals rely heavily on the dark for cover and concealment. Their vision is uniquely adapted to low light environments. Some animals rely on being able to see the night sky for navigation and wayfinding. Perimeter lighting will create a barrier between the forest spaces around the perimeter and the feeding and watering areas (ponds, pond edges, shrubs) located in the point bar. Additionally the lighting that is proposed along the escarpment will have similar effects on wildlife. The escarpment is a major wildlife corridor. Many deer, moose, foxes, coyotes, and birds rely on the cover of the riverbank forest for safe passage across to First Island. Lighting will be as effective at restricting nocturnal and crepuscular animal movement, as would a physical fence. Artificial lighting also interferes with bird migration patterns; imagine the geese at River Bend never leaving.

A facility of this size will generate a tremendous amount of light, regardless of a dark skies lighting plan. Residents' own unit lighting will not be shaded or downward-firing. This alone will create an increased light-pollution situation. The light pollution has two,

seemingly counter-intuitive outcomes, with regards to wildlife. On the one hand, the spilled light creates areas of vulnerability for prey animals. Prey animals depend on darkness for cover. On the other hand, spilled light is an attraction for many animals. It illuminates food and cover. Ground floor patios and associated bird feeders are a powerful attractant for urban wildlife, setting up possible negative interactions with people.

These hazards are in addition to the danger presented to the myriad songbirds and bats that live in this area. Interior lit spaces appear to have no barriers to entry. Birds and bats fly into window panes and injure themselves or die.

Invasive Plant Species

To be classified as 'invasive,' a plant must cause harm to the other plants or organisms. Invasive plants can be harmful in many ways, such as by increasing in abundance so rapidly that they out-compete native varieties, or perhaps by being poisonous to consume. These plants are often generalists, which means they are able to grow on many types of landscapes and often thrive in challenging conditions such as in roadsides or disturbed areas. These invasive plants are by definition introduced plants that are not native to the area in question. The AB Government has determined various levels of classification when it comes to invasive plants: Noxious Weeds require control and Prohibited Noxious Weeds require eradication.

Despite best education efforts, housing often brings along invasive plant species. These plants have a tremendous impact on the Sanctuary.

At the direction of the GLSC, the Waskasoo Environmental Education Society spends several thousand dollars every year, controlling invasive plant species in the Sanctuary. The cost of hand-pulling, spraying with vinegar and salt, and hiring a herd of goats runs to roughly $24,000. A development of the type permitted under proposed rezoning would undermine our decades of efforts in the Sanctuary, potentially exposing it to increased invasive seed dispersal.

Several invasive plants currently exist in the area and disturbance caused by development would certainly open the way for greater establishment of these species and the negative impact to the landscape that this would cause. Undisturbed soil structure and thriving native plant communities are important elements of healthy and resilient ecosystems.

Taking a wider view, the GLSC supports the citizens and organizations concerned with the havoc that this development can wreak on the Sanctuary. For 101 years, since the Gaetz family entrusted the land to Red Deer citizens, the Sanctuary has faced natural and man-made threats. Often, citizens rallied to protect the

Sanctuary. It is the Committee's sincere hope that the Municipal Planning Commission and The City, understand that protecting the Sanctuary and the broader landscape that includes the Red Deer River; the East Lincoln property; surrounding grasslands, wetlands, and riparian areas; and the Waskasoo neighbourhood.

The Committee is concerned that should this development be approved, other future projects adjacent to Red Deer's natural areas would have precedence to lean on; other undeveloped areas would potentially face similar development threats. The GLSC shares the WEES position that some natural spaces need to remain natural. The piece of land at 45 Ave and 59 Street is one of those spaces where the value and importance to the environment is greater than any proposed building development.

Thank you for considering this feedback. The GLSC supports the excellent comments and feedback provided by the Waskasoo Community Association and Red Deer River Naturalists. It is the Committee's hope that this decision will be made with a conservation mindset of protecting the fragile riparian wildlife corridor and biodiversity linkage of the proposed development area.

We welcome the chance to walk the property, surrounding area, and the Sanctuary; and to have a frank discussion about the potential damage to the Sanctuary, to wildlife, to the river and its role as a wildlife corridor, and to the greater ecological systems and services at large.

Sincerely,

[redacted]
Chair, Gaetz Lakes Sanctuary Committee

cc: Waskasoo Community Association
Red Deer River Naturalists
Waskasoo Environmental Education Society

From: [redacted]
To: Development
Subject: [External] East Lincoln Development Proposal
Date: November 12, 2025 12:59:28 PM

You don't often get email from [redacted] Learn why this is important

LETTER***

Attention: Members of the Municipal Planning Commission

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:

1. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes
2. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
3. The application should include 28 more trees and shrubs to meet the minimum landscaping requirements
4. The development does not meet the requirements of the Waskasoo Environmental Character Area
5. The location of the building across the south end of the lot next to the 45th Ave lookout:

-- impinges on the already severely compromised wildlife corridor along the Red Deer River, and

-- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek

My main concerns are the environmental impacts of this development and the precedent it sets for overdevelopment on or near important watersheds and natural areas.

Sincerely

[redacted]

[redacted]

Sent from my iPhone

Jay Hallett

From: David Girardin <David.Girardin@reddeer.ca>
Sent: Wednesday, November 12, 2025 2:48 PM
RE: COUNCIL INQUIRY - Waskasoo development

Hello and thank you for your email, Mr. Smith,

The comments you submitted have been received by the Development Officer that is processing the development permit in question. The Development Officer has acknowledged receipt by sending a confirmation email to you, and the comments will be included in the agenda package for the Municipal Planning Commission (MPC).

We appreciate the time and effort you put into preparing your submission. The development permit for the property in question has been referred to the MPC, which will act as the development authority for this application. As such, it is appropriate that your comments be considered by this body, as it holds the responsibility for rendering a decision on the matter.

Thank you for submitting your comments,

David Girardin, RPP, MCIP
Senior Manager of Growth & Development
City of Red Deer
T: 403-406-8707

www.reddeer.ca

From: [redacted]
Sent: November 09, 2025 10:04 PM
To: Development <Development@reddeer.ca>; City Council <CityCouncil@reddeer.ca>
Subject: [External] Waskasoo development

My name is [redacted] My family and I live at [redacted] The recent eyesore proposed by East Lincoln, under the guise of supportive living, will only support lining the pockets of the developer while at the same time devaluing my home and our family's investment. We renovated our home in 2010, spending over $200,000 to take advantage of the beautiful green space and view of the river. This was a safe investment with the city zoning at the time. This proposed development will destroy our scenic vistas, views that are protected in the Waskasoo ARP, making a $300,000 renovation that added four large windows and a full second story worthless.

Research from Alberta and Canada shows that proximity to well-maintained parks and green space commonly adds a measurable premium to adjacent residential properties. Studies and reviews report uplifts in nearby home values in ranges between roughly 20% and 30%, depending on park type, distance, and local conditions; conversely, removing or degrading valued green space can remove that premium and produce an initial negative amenity effect for homes within approximately 100–200 metres. Given my property's immediate adjacency/close proximity to the subject green space, the proposed

three-storey development therefore creates a real and measurable risk of reduced property value for my home at roughly 20–30%, ranging between $120,000 and $180,000, with a total loss of $420,000.

If the builder had made an attempt to communicate with our community, they would know we are not against development and only want to preserve the character of our neighborhood. A great example is Parkland Class, which built a single-story building and added a playground to the back, creating a huge asset to Red Deer. With a property this size, a similar approach could easily be done at the back of the property to greatly reduce the impact on our neighborhood and still be a profitable development.

The proposed three-storey building, with six to eight elevated balconies looking directly into my property , directly contradicts these principles. Each balcony provides a full vantage point into my backyard and windows, eliminating the privacy and sense of security that my family and I have always enjoyed. What was once a quiet, private green buffer would become a row of sightlines overlooking our daily life, including our patio and children's play space. This degree of visual intrusion is precisely what the ARP sought to prevent. Beyond physical privacy, the change would diminish the sense of peace and seclusion that defines Waskasoo's character—a defining value explicitly protected under the ARP's design and compatibility policies. The Waskasoo Area Redevelopment Plan (ARP) and its Character Statements require that all new development "respect existing yard setbacks, human-scale massing, tree-lined streets, and the pattern of adjacent open space" (Section 3.2.2, p. 12, Bylaw 3567/2016, City of Red Deer). The Character Statement for the Environmental Area / Riverbank Edge further directs that redevelopment must "minimize intrusion on neighbouring private amenity areas, preserve natural vista corridors, and avoid windows or balconies that directly face adjacent low-density residential yards" (Appendix C, p. 7, City of Red Deer).

The proposed three-storey development will also permanently obstruct my long-standing vista of the Red Deer River and its surrounding natural landscape. The Waskasoo ARP explicitly recognizes the importance of preserving views to the river and maintaining visual access to natural features as a key component of neighbourhood character and quality of life. By introducing a tall building in close proximity to the river corridor, this project will eliminate the open sightlines that currently define the visual and recreational amenity of my property. This loss of view not only diminishes the aesthetic enjoyment of my home but also undermines one of the ARP's stated objectives: to maintain connections between residents and the riverfront environment. The intrusion of this scale of development into the riverfront vista constitutes a significant negative impact on the character of Waskasoo and the liveability of neighbouring properties.

Traffic density and safety in Waskasoo are already at unsustainable levels, and the proposed 48-unit development—with a second future building indicated—will significantly worsen these conditions. Current traffic studies for 45th Avenue show it is already operating at 250–260% of its intended capacity, well beyond safe design thresholds. The City of Red Deer has previously confirmed that a bus route cannot operate along Kerry Wood Drive due to bank instability, which underscores the fragility of existing transportation infrastructure in this area. Adding dozens of new residential units without transit access or nearby walkable amenities will only force additional private vehicle dependence, funnelling even more traffic through narrow residential streets never designed for this volume. This is not merely a matter of inconvenience—it is a child safety issue. Waskasoo's streets are used daily by children walking and biking to local parks and the trail system; increased congestion, overflow parking, and higher vehicle speeds will dramatically increase the risk of pedestrian accidents. The City engineers roughly eight to ten years ago thought that 55th Street was under-utilized, justifying a bike lane installation that was removed shortly after, costing citizens over a million dollars as wait times were over

an hour long. Waskasoo is well beyond capacity; we can't remove this mistake after it's made. Approving this project would contradict those earlier assessments and further erode the safety, livability, and intended low-impact character that the Waskasoo ARP seeks to protect.

The environmental impacts of this proposed development have not been adequately assessed, particularly regarding its proximity to the Gaetz Lakes Bird Sanctuary, one of Red Deer's most ecologically sensitive and protected areas. The Waskasoo ARP emphasizes that all new development near environmental zones must "respect natural systems, protect ecological corridors, and preserve the integrity of adjacent wildlife habitats" (Section 3.4, Environmental Management Policies). The removal of existing green space, increased building height, artificial lighting, and construction noise associated with a three-storey, multi-unit complex pose serious risks to the migratory and nesting bird populations that depend on this corridor. Birds in the Gaetz Sanctuary rely on the surrounding vegetation and low human disturbance for feeding and shelter—conditions that will be disrupted by this scale of development. I am therefore requesting that a full independent Environmental Impact Assessment (EIA) be completed prior to any approval or development permit, specifically addressing the effects of light pollution, reflective glass, and construction disturbance on local and migratory bird species. Protecting the Sanctuary and its surrounding habitat is not only consistent with the Waskasoo ARP, but a shared responsibility under the City's environmental stewardship commitments.

The developer's reliance on the newly defined municipal term "Supportive Living Accommodation" (which appears to broaden the scope of PS land-use to include independent-living style multi-unit residential) effectively circumvents the rezoning and public hearing safeguards normally triggered for R3 or higher density residential uses. As pointed out by the Waskasoo Community Association, this is a form of "up-zoning by definition change" rather than through proper rezoning processes. Under the Municipal Government Act (MGA) and standard planning law, a zoning term must be interpreted narrowly to its stated purpose. If "Supportive Living" isn't defined in the bylaw or doesn't meet the AHS definition of an institutional health facility, the City cannot legally treat it as a PS-permitted use. It is a residential use requiring an R2/R3 zone.

A Need to Delay Any Development Taking Advantage of the New Supportive Living Terminology
The definitional change from "Assisted Living" to "Supportive Living Accommodation" is not a harmless update—it has significant zoning implications that distort the PS district's intent, violate public consultation requirements, and enable incompatible density in established community zones. The City of Red Deer's change from "Assisted Living Facility" to "Supportive Living Accommodation" directly conflicts with Alberta Health Services (AHS) regulatory and licensing frameworks. Under provincial legislation, AHS defines supportive living as a licensed care environment providing personal care, health monitoring, and staff supervision, with specific standards for resident safety and care levels. The City's new municipal definition removes these requirements, allowing developers to classify standard multi-unit residential buildings as "supportive living" without meeting AHS licensing, staffing, or care obligations. This creates a regulatory and legal disconnect: municipally approved developments may appear to provide care services that they legally and practically cannot, potentially misleading residents, families, and the public. Furthermore, the PS zoning district was intended for genuine community or institutional uses; applying this broadened definition permits uses inconsistent with provincial health standards and the original intent of the zoning, exposing the City to liability and undermining public trust in the planning process.

Until this inconsistency is corrected, no development relying on the new term should proceed.

From: [redacted]
To: City Council; City Manager; Development
Subject: [External] MPC ruling
Date: November 12, 2025 9:40:11 PM

Subject: Request to Pause East Lincoln Development and MPC Ruling Pending Completion of Zoning Bylaw Phases 2 & 3

Dear Members of Council and the Municipal Planning Commission,

I am formally requesting that the current MPC ruling and proposed East Lincoln development in Waskasoo be paused until after the completion of Zoning Bylaw Phases 2 and 3, and until a proper public review and engagement process is conducted regarding the change from "Assisted Living" to "Supportive Living."

City Council previously ruled against a zoning change in Waskasoo from PS (Public Service) to R3 (Medium Density Residential). However, following that decision, the Planning Department unilaterally altered the terminology from "Assisted Living" to "Supportive Living"—without any public consultation or Council oversight. This change effectively circumvents Council's previous ruling by allowing R3-type development on PS-designated land. Public engagement consisted of a page on the website engage Red Deer, which ironically is designed to engage as few people as possible.

City Senior Planner Christi Fidek herself stated that public consultation on the Zoning Bylaw review "is in its earliest stages and residents will have more opportunities to comment in the coming months. What form that will take has not yet been determined. For instance, open houses were used in the first phase of the zoning bylaw overhaul. Before any bylaw changes are made, there will be a required public hearing before Council, which offers another opportunity for public input. The request for input that closed on Monday is an exploratory phase meant to get a sense of the community's priorities to help guide more detailed consultation efforts, likely this spring," she said. "This is just really early on in the process," added Fidek. "What's really important for people to understand is that this is an initial stage."

This public statement clearly confirms that no formal bylaw changes should occur until the consultation and hearing processes are complete. Yet, the Planning Department's redefinition of "Assisted Living" to "Supportive Living" has already been implemented in practice, forcing policy without due process and directly contradicting both the City's stated engagement commitments and Council's previous decision.

Whether this change was made to accommodate a specific developer or without full awareness of its

policy implications, it represents a serious procedural failure and a breach of public trust. The resulting vagueness of "Supportive Living" opens the door to developments that are inconsistent with the intent of PS zoning and the Waskasoo Area Redevelopment Plan.

Until this matter is properly reviewed through the public engagement process promised by the City, and the true policy implications of this term change are examined, all related development activity in Waskasoo should be paused.

Sincerely,

[redacted]

Waskasoo, Red Deer

Municipal Planning Committee

November 14, 2025

I am writing this letter in support of East Lincoln's proposed development in Waskasoo. I believe this assisted living facility will enrich both the community and the lives of the residents within the facility. If we take a step back and look at this rationally, this is an approved discretionary use of the land and does not require any relaxations. From what I have heard in the past, a major concern of the Waskasoo community is maintaining the character of the neighborhood. I believe the developer has done a great job of ensuring this building fits into the community, from the landscaping to the environmentally responsible features. This project has clearly been well thought out. I think it is also important to remember that this is a diverse community, the schools and traffic in and out of the community are actually also part of the character of the community. There are apartment buildings in the Waskasoo community, this is nowhere near as large as any of those. There is parking onsite so it will not negatively impact the parking in the community. This is a wonderful opportunity for our aging citizens to live in a beautiful location surrounded by a vibrant community.

Any opposition at this point sounds like a complete opposition to any development on this site, and has not even given this proposal a chance. This is not a protected greenspace, this is private property that was sold with the intention that it would one day be developed. As someone who lives in a neighboring community and has children who attend school in this area, I actually don't know if I have ever seen children playing beyond the "hill", any gym or other recess play seems to take place on the east side of the school which would not change. As far as traffic, I understand there was a traffic study that said it would not impact the traffic in the neighborhood. Furthermore, while this is a high traffic area twice a day, any parent who has kids who go to school at one of these three schools will tell you that if you that there is a window that you can flow in and out of the area with minimal slow down. If you hit the busiest 10 mins it will add just that 10 mins to your travel time. There are three routes in and out of the area. Also, two of the three schools are considered "schools of choice" this means that yellow school bus service is either free or a small fee as long as you live outside walking distance. There are hundreds of parents choosing to drive their kids to school as opposed to choosing bussing which would create real differences in traffic flow. If people are truly concerned about the traffic flow they would be choosing bus service or carpooling. They could also consider advocating for better traffic flow with the city Ie. Changing the 4 way stop to a light, having the two major pedestrian intersection lights change to all way crossing like Banff/Canmore, improving the lighting and safety of sidewalks to and from the schools so that it is safer to bike or walk to school, etc. Any frustration with traffic flow is not a result of this development nor is it this developer's problem to solve and should have no bearing on the approval of this project.

Lastly, this project does not displace any residents but in fact increases placement spots which are desperately needed for our aging population. Not only could this help take the pressure off hospitals and emergency rooms, it also could enable our city residents to grow old within the city that they love rather than moving elsewhere out of desperation and away from family support.

Thank you for your time and consideration, I truly hope this committee can make an unbiased decision that is in the best interest of all of the residents of our city.

November 12th, 2025

Municipal Planning Commission (MPC)
City of Red Deer
4914-48th Ave
Red Deer, AB T4N 3T3

Re Support for Proposed Supportive Living Accommodation-4240 59th Street

It is interesting that this will be one of the first key issues MPC faces since the election as it could set a precedent on how our city treats developers.

You have a passionate neighborhood which will argue with emotion that a piece of land which they have always known to be a green field should stay that way. Unfortunately for the neighborhood, that field (while the owner has graciously allowed the nearby schools and community use it as a park, paying to remove snow, mow grass and pay property taxes) is not a park, its private land that can be developed. This development does fit the requirements for the discretionary use, and it is not requiring any relaxations.

The community may not like it and may not want development or change near their homes, but I think its hard to argue that a development like this is not good for the city of Red Deer.

It adds supply for a population in desperate need of additional supportive living to help keep spiraling costs down.

It is development without the need of additional costly infrastructure from a cash strapped city. It will create property tax revenue in perpetuity to help fund city programs.

It will provide jobs both in construction as well as into the future as staff and maintenance will be needed to operate this facility. Those jobs will generate local income that will support our community city wide.

There will be compelling emotional arguments made on both sides of this development. I just urge MPC to remember they represent the entire City of Red Deer, and that this decision may have a lasting impact on how other developers decide where to spend their money when assessing new development projects.

Respectfully,

[redacted]

From: [redacted]
To: Development
Subject: [External] Opposition to Proposed Seniors Apartment Building
Date: November 12, 2025 12:14:38 PM

You don't often get email from [redacted] Learn why this is important

Dear Municipal Planning Committee,

I hope this message finds you well. I am writing to express my strong opposition to the proposed development and construction of a seniors apartment building adjacent to Gateway Christian School. While I fully support initiatives that benefit our community, I believe this particular project poses significant concerns that warrant careful consideration.

First and foremost, the increase in traffic that the apartment building would generate is alarming. The influx of residents, visitors, and service vehicles will not only exacerbate congestion in the area but also create dangerous conditions for our children. The proximity of the building to the school means that many students will be navigating these busy streets daily, increasing the risk of accidents and compromising their safety.

Additionally, parking constraints are likely to arise, as the demand for parking will surge with new residents and their guests. This could lead to vehicles spilling over into surrounding neighborhoods, further complicating the already limited parking situation for parents and staff at the school. The potential for blocked driveways and narrow streets creates an environment that is not conducive to the safety and well-being of our children.

Furthermore, the construction and subsequent presence of the apartment building will likely lead to noise pollution that could disrupt the learning environment at Gateway Christian School. Our students require a focused and quiet atmosphere to thrive academically, and the sounds of construction and ongoing noise from the building could lead to class interruptions and hinder their ability to concentrate.

It is also important to note that the field adjacent to the proposed site is an essential space for our students. They utilize this area daily for recess, sports activities, and physical education. The development could reduce access to this vital resource, limiting the opportunities for physical activity and play that are crucial for their overall development.

In conclusion, while I understand the need for diverse housing options in our community, I urge the committee to reconsider the implications of this proposed development near Gateway Christian School. The safety, well-being, and educational experiences of our children must remain a top priority.

Thank you for considering my concerns. I hope the committee will take a thoughtful approach to this proposal and seek alternatives that do not compromise the safety and quality of life for our students and their families.

Sincerely,
[redacted]
(Parent of a Student at Gateway Christian School)

[redacted]

Red Deer AB[redacted]

November 12, 2025

RE- 4240-59th Steet Proposed Supportive Living Accommodation

To the City of Red Deer Inspections and Licensing, Attention Jay Hallet

For our city to grow we need projects like this to move forward. Providing much needed Dwelling for our aging population. The ability to utilize space within our city needs to be taken advantage of. The location would provide a short commute for care services and other amenities in the downtown area. Access to City's trail system, almost at its front door. With costs rising for Construction and the City's current financial state this would also provide tax revenue as well as much needed living space. This project requires staffing, providing Employment within our city as well as possibly attracting Candidates from outside Red Deer. Our city needs to welcome investment that will only make our community stronger and attractive to work, live and retire within Red Deer.

[redacted]

From: [redacted]
To: Development
Subject: [External] ELP Development application - Waskasoo
Date: November 12, 2025 6:18:16 AM

You don't often get email from [redacted] Learn why this is important

Good day,

This letter is in response to the development application for 4240 - 59st

Very simply - this application needs to be completely and categorically declined.

On one hand I can appreciate someone wishing to build in this area. It is very beautiful and it would be (by far) the largest building completely dwarfing all others. However - as has been shown many times before - the location is completely ill suited for that type of development.

Traffic on the adjacent roads that are needed to support this development are already heavily over used. The studies by the city have shown that. The building itself does not make even a weak attempt to 'blend' into the existing neighborhood. The construction at that location as well will force the rebuilding of the 'country road' that currently exists there making either bike or pedestrian traffic much more hazardous.

This development needs to be declined. As a resident of Waskasoo approval will crush any value of a historic neighborhood, create traffic/congestion issues and add nothing to historic Waskasoo.

kind regards

[redacted]

--

[redacted]

Jay Hallett, Senior Planner

development@reddeer.ca

Subject: Development Application

Submitted for 4240 59 St.

Dear Jay Hallett:

As an owner of a residence on 45 Ave in Waskasoo, I came aware of the fact that East Lincoln Property has submitted a development permit application for their lot at 4240 59 St. It consists of a 3- storey, 48-unit seniors supportive living apartment building located on 59 St.

As an integral part of preparing the Waskasoo Neighborhood Plan was determining a vision for the community. A community identity workshop was hosted on May 8, 2014 at the Streams Christian Church where Waskasoo landowners, residents and stakeholders worked together top find a common vision for the Waskasoo Neighbourhood Plan. The following community vision was established:

"Waskasoo is a neighbourhood of tress and trails, rivers, and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic, and historical riches."

The Municipal Government Act requires identification of the Area Redevelopment Plan objectives. These objectives are established to achieve the community vision by forming the basis for the policies contained within. As Waskasoo redevelops and evolves throughout time, the Area Redevelopment Plan is set out to accomplish the following objectives.

1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development.
2. Maintain Waskasoo's extensive parks and open space.
3. Preserve and maintain environmental, historical, and cultural features.
4. Maintain and enhance trail and pedestrian connections
5. Encourage the enhancement and maintenance of all properties.

The submitted development permit application by ELP for their lot at 4240 59 St. is not sensitive to the existing neighbourhood character and lot sizes and general density of development. (objective 1).

Furthermore, the proposed development clearly effects Waskasoo's extensive parks and open space. (0bjective 2)

A 3-storey building containing 48 units and 52 parking stalls are in contrast of preservation and maintaining environmental, historical, and cultural features. (objective 3).

Because there's no parking along 45th Ave and past 59th St, no sidewalk along the south side of 59th St., and Gateway's busses park on the north side of 59th St., overflow parking will be pushed onto other side streets. As frustrating as this already is, the consideration of the safety for students and the children that play at the playgrounds located close to this area and only have access walking or driving through. It's also the start of a walking trail that should be maintained and enhanced. (objective 4)

Waskasoo is a diverse community that values and shares the natural, artistic and historical neighbourhood. The goal was and is enhancement and maintenance of all properties. A big 3 storey building that densifies an already dense neighbourhood is a discouragement. A total opposite of objective 5.

Thank you for your time and interest in my sincere concerns of this development application.

Regards,

[redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] attention Jay Hallett, Senior City Planner.
Date: November 12, 2025 7:33:20 PM

You don't often get email from [redacted] Learn why this is important

Re Development Application Submitted for 4240 59 St.

I submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users.
2. The building is excessive in form, height and will obstruct views from the road, will negatively impact the mature street character and will create overlook from windows and balconies.
3. The location of the building across the south end of the plot next to the 45th Ave. lookout:
--impinges on the already compromised wildlife corridor along the Red Deer River and
--will increase run off from concrete and asphalt into the Red Deer River and Waskasoo Creek watershed.
4. The development will add to the already existing traffic issues on 45th Ave.
which is already 250-350% over capacity.
5. The development will obstruct longstanding views and vistas.of the river escarpments.
6. The development does not meet the requirements laid out in the Environmental Character Statements in the Zoning Bylaw.

Sincerly.

[redacted]
Red Deer.

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Resident concerns re: Development application 4240 59 St Red Deer, East Lincoln Development
Date: November 13, 2025 6:43:11 PM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

I am writing to express concern and opposition to the proposed development application for a 3 storey independent senior apartment building at 4240-49 St., Red Deer, AB.

The proposed application is not suitable from a character standpoint given the surrounding neighborhood, and does not meet the Waskasoo Environmental Character Statement. Tall, apartment style buildings are more common along 55 St., compared to the residential and school structures that are closer to the river. This area is an important part of the green space and river valley system offering recreational space, and wildlife corridors in the area; however, the proposed development would cause further habitat fragmentation and loss. The building is excessive for the area, and views of the riparian area and river will be obstructed. The fragmentation of habitat, loss of mature trees, and potential wildlife impacts should be a consideration in the evaluation of the merits and suitability of this application.

Given the multi-story structure proposed for this corner lot, visibility would be adversely impacted along 45 Ave in an already high traffic location due to the existing residential, neighborhood school, trail, and park use traffic. In addition, the proposed entrance on 45 Avenue crosses the existing bike path, impacting trail safety, and 45 Ave acts as the single access point to Parkland Community Living and Supports, Kerry Wood Nature Centre and Mackenzie Trails. The proposed development will increase traffic in an already congested area that is not serviced by public transit (except along 55 St on the southern edge of the neighborhood), and will negatively impact current residents, school attendees, and users of Kerry Wood Nature Centre and Mackenzie Trails.

The proposed development is not suitable for the neighborhood, and will negatively impact our family's use and enjoyment of the trails, Kerry Wood Nature Centre, and Mackenzie Trails.

Sincerely,

[redacted]

Attention: Members of the Municipal Planning Commission

It has come to my attention that a development has been proposed at 4240 59 St. Upon reviewing the plans for this development, I see that it does not meet the Environmental Character Statements in the Zoning Bylaw. In addition to the concerns outlined by the Waskasoo Community Association and the schools in the area, I would like to highlight that this development will involve the removal of four mature trees. Mature trees in Alberta take years to grow, and are one of the features of Waskasoo's established neighbourhood. It is particularly puzzling to me that the developer would choose to place the building in such a way that all four trees will be eliminated when there is space on the rest of the lot. A building that meets the Environmental Character Statements would be placed in such a way as to avoid the removal of these specimen trees.

An additional concern about the placement of this development is that the building is placed in a way that blocks views from homes on 59th street and impinges on their privacy due to its height. It is very strange that the developer would choose to place the building in a location that is not only the most intrusive to these properties, but also destroys the trees that would present a natural visual "barrier" between any development on the lot and these homes.

I also have concerns about the impact to the current amenities in the neighbourhood. The Waskasoo neighbourhood is very busy during the school season, and in any consideration of a development, the safety of kids at these schools should be a priority. Even though I rarely am out during these rush hours, I have seen several instances where kids on skateboards or scooters have nearly been hit by people who are driving like they are in a hurry. Safety with increased traffic and additional cars parking along the sides of the roads in the area is a real concern. A compounding factor is the variety of vehicles–large and small, with and without motors–that share the road. These include buses, which need extra space, and vehicles driven by youth who are still developing safe driving skills.

I appreciate that you are taking the time to consider feedback from the community.

Thank you,

[redacted]
Red Deer, AB

November 13, 2025

Jay Hallett
Senior Development Officer
City of Red Deer
c/o Inspections & Licensing Department
development@reddeer.ca
inspections@reddeer.ca

Dear Mr. Hallett:

Proposed Supportive Living Accommodation at 4240 59th Street

I oppose the proposed development.

It would be incompatible with the neighbourhood, including the adjacent residential areas, the Kerry Wood Nature Centre, and the riverbank.

I do not believe that the proposed development would comply with the specifics or overall intent of the Waskasoo Character Statements that form Appendix C to the Zoning Bylaw.

I must stress that Section 12.150.1.3 of the Bylaw states that "Where the requirements of the Bylaw conflict with the Character Statements, the Character Statements prevail." Thus, the development authority must seriously consider and give weight to these statements.

At the Public Hearing for East Lincoln's previous application to develop this site, I heard many citizens voicing multiple concerns (many of which were directly captured in the Character Statements), including: the narrowness of the wildlife corridor along this section of the river, the potential for erosion of the riverbank which is already close to 45 Avenue, issues with water runoff, additions to existing problems with traffic volume, and the excessive scale and height of the proposed structures in relation to the character of this historic neighbourhood.

The October 27, 2005, letter from the Senior Development Officer to the Waskasoo Community Association states that the "development has been designed to meet the recommendations of the Waskasoo Environmental Character Statement", but the few

details in that letter and the developer's site plan and elevations do little or nothing to address some of these very serious concerns.

Respectfully submitted,

[redacted]

From: [redacted]
To: Development
Subject: [External] East Lincoln Property, JMAA Architecture Waskasoo proposal,
Date: November 13, 2025 9:46:23 PM

You don't often get email from [redacted] Learn why this is important

Dear Mr. Hallett,

I have some grave concerns in regard to the most recent East Lincoln Property development proposal in Waskasoo, especially given the context in which it's been presented. I'll try to keep it brief as I know you will receive a lot of feedback over this.

I feel obligated to ask at this point: Is this even a serious proposal, or an exercise in rhetoric? After so much clear opposition from the residents of this neighbourhood - even just that based on technical grounds - we are now given a proposal for a massive industrial complex directly across the street from blocks of houses, that would block out all view of the north, violate zoning and area character regulations and statements, put roads that are already extremely overcapacity even further in peril, block wildlife corridors and set up dozens of residences to look straight into the windows and backyards of homeowners who are otherwise left alone by the lack of multistorey buildings in their backyards... At this point you'll be well aware of many other technical failings so I won't belabour it, but it seems unbelievable at this point.

Please consider - who would actually agree to this if they were to be affected by it? Is it intended to demonstrate an unwillingness to cooperate? Or is it being done in earnest, hoping that people either don't engage because they assume its failure is a bygone conclusion, or because they are so fatigued from meeting this issue head on again and again - to explain that they don't want public service land in the immediate vicinity of their homes to be turned into a massive industrial development in a neighbourhood where the only access in or out is through three narrow streets connecting to a single road?

It's already become painfully obvious that no matter how many times we politely object to this kind of egregious industrialization proposal, it will only come back around unchanged. More recently, it's become clear that the city is even willing to change the rules around zoning to tip the scales in favour of this project while it's still being debated...You can rest assured that if this is forced through by unlawful means, then those affected will try it before the courts as vigourously as the developer had tried to push it through (in spite of knowing full well that the land they purchased was not zoned for the kind of development they were proposing.) So I hope that in the interest of long-term harmony and satisfaction of all involved parties, that any kind of development of this type would only be undertaken following thorough due diligence and consultation rather than moving the goalposts and trying to get away with it.

I respectfully ask that you take this matter, and the words of all of those literally living in the shadow of this complex-to-be seriously, and continue looking for an agreeable solution that does not involve repeatedly offering the same thing until people get tired of fighting it (or the laws no longer technically make it impossible because they've changed in light of the proposal.)

Sincerely,

[redacted]

November 12, 2025

Municipal Planning Commission (MPC)
City of Red Deer
4914 – 48 Avenue
Red Deer, AB T4N 3T3

Re: Support for Proposed Supportive Living Accommodation – 4240 59 Street

Dear Municipal Planning Commission,

I am writing to express my strong support for the proposed supportive living building at 4240-59 Street.

Our community needs more seniors' housing options, and this project would help address that gap. With Red Deer's aging population, additional supportive living facilities are essential, and this development would provide accessible accommodation for those who need it most.

From what I understand, the plans meet the City's requirements for supportive living developments and include thoughtful amenities such as indoor and outdoor spaces for residents to enjoy.

With thoughtful landscaping and respect for the environment, this design reflects the spirit of our community and our shared commitment to sustainability.

This project offers more than just housing—it brings real economic benefits to Red Deer. During construction, local trades and contractors will find employment opportunities. Once open, the facility will create permanent jobs in healthcare support, hospitality, maintenance, and administration. Additionally, the property will expand our tax base, generating revenue that supports city services and infrastructure we all rely on.

I believe this development would serve our seniors well while strengthening our community economically and respecting the character of the neighbourhood.

I would like to see the MPC to approve this application.

Regards,

[redacted]

Lifetime Red Deer resident

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Regarding Proposed Supportive Living Accommodation at 4240 59 Street, Red Deer
Date: November 13, 2025 9:28:32 PM

You don't often get email from [redacted] Learn why this is important

Attention: Jay Hallett, Senior Planner

My family strongly opposes the permit application that East Lincoln Property (ELP) has submitted for their lot at 4240 59 street. This application is for a 3-storey, 48-unit seniors supportive living apartment building located along 59 street.

We are not in favour of this proposed facility along this parcel of land due to the adverse effects to the natural habitat, community enjoyment & non-conformity / total disregard to the area's neighbourhood development plan. Our community has spent a great deal of thought & planning in keeping our neighbourhood in the beautiful state that it is ... everyone who owns a place in the area follows our Waskasoo Area Redevelopment Plan ... except East Lincoln Property.

This area cannot & should not have to support all the commercial involvement in a supportive living environment. My family believes that this sort of venture is better suited for elsewhere & that should this application be approved, the entire area will be adversely affected.
There are so many other places that can support East Lincoln Property's proposal. Somewhere with adequate bus service for only one example. Traffic & parking support is another reason to not permit this. Overburdening the riverbank & adjacent green space. There is no way to guarantee that East Lincoln will keep this property as a "seniors supportive living" commercial venture or whether they will sell the building to another third party with the same disregard for the community.

My family is very committed – we have been writing emails & letters, attending meetings, doing as much as we can for YEARS about this. It is very frustrating how much time we spend on this & also, that our & our neighbour's voices are not valued & at times, not even heard.

Thank-you for your time,

[redacted]
Red Deer

RED DEER PUBLIC SCHOOLS

November 13, 2025

Mayor Cindy Jefferies and Red Deer City Council
c/o Box 5008
Red Deer, Alberta
T4N 3T4

Re: Development Application Submitted for 4240 59 St.

Dear Mayor Jefferies,

We are writing to express our concerns regarding the proposed development permit application for a 48-unit seniors' supportive living apartment at 4240 59 Street in Red Deer.

As Red Deer Public Schools has many facilities in the immediate area of this proposed development, we are concerned about the impact this project will have on traffic, parking, and most importantly, student and pedestrian safety.

Two of our schools - Gateway Christian School (K-12, 760 students) and Lindsay Thurber Comprehensive High School (Grades 9-12, 1,785 students) - are located within the immediate area of 4240 59 Street. Each school day:

- Approximately 250 Gateway families drop off and pick up their children, along with seven large school buses and three small school buses carrying many children from across the city. These drop offs happen around the vicinity of the school, with many students having to cross the street or walk through the neighbourhood to get to the doors of Gateway.
- At Lindsay Thurber, more than 300 students drive their own vehicles to school. In addition, 17 City Transit buses and four Prairie buses arrive and depart from the school each morning and afternoon. Again, many of our students cross the street or walk through the neighbourhood to get to the school.

Traffic congestion and parking are already major challenges, particularly during school start and dismissal times. The administration at Gateway Christian School has had complaints from neighbouring residents regarding the high volume of traffic and parents parking or dropping students off in the residential areas. To help address this, Gateway directs families to use the gravel parking lot; however, with another development in the immediate area like the proposed 48-unit seniors' supportive living apartment, existing traffic and parking pressures will be increased.

In addition to Gateway and Lindsay Thurber, Red Deer Public's Facility Services building is located adjacent to The Memorial Centre. This building houses maintenance, tradesmen, and caretaking staff with their personal and work vehicles entering and exiting the area Monday to Friday.

The area is already highly congested during school days, and additional vehicles from construction activity and future residents will only compound existing issues. We are concerned that this increased volume will create significant safety risks for students and pedestrians navigating the area.

The safety of our students and staff are of the utmost importance. We respectfully ask that these traffic, parking, and safety concerns be carefully considered as you review the proposal.

Sincerely,

[redacted]
Chair of the Board of Trustees

Your *Children*, Our *Students*, Everyone's *Future*
Red Deer Public Schools

4747 53 Street • Red Deer, Alberta • T4N 2E6 • Phone (403) 343-1405 • Fax (403) 347-8190 • www.rdpsd.ab.ca

Waskasoo Community Association
Board of Directors

November 13, 2025

Re: Development Permit Application for 4240 59 St

Dear Municipal Planning Commission Members,

Thank you for the opportunity to submit a response to East Lincoln Property's application for a development permit to build a three-storey supportive living accommodation at 4240 50 St. We value your time and ask you to forgive the length of this document; however, the application process allows us only one opportunity to voice our concerns, and we want to be clear and comprehensive.

By way of summary, the attached document details how the application:

1. *does not meet key requirements of the Zoning Bylaws including the Waskasoo Environmental Character Statements concerning:*

Mature street character	Permeable and semi-permeable surfacing
Views and vistas	Wildlife corridors
Environmental character area	Overlook
Tree preservation	Shared access
Fencing	Clustered development pattern

2. *will unduly interfere with neighbouring amenities including:*

Views and vistas	Parking
Trails	Student/pedestrian safety
Traffic	Emergency service access

Area environment including open spaces, hydrology, bank stability, and ecology

3. *will materially interfere with and affect the use value and enjoyment of neighbouring properties.*

Our Summary of Concerns is followed by a copy of the Waskasoo Area Redevelopment Plan and Character Statements, as well as copies of past letters from the Red Deer River Watershed Alliance and Red Deer Public School Board. Please contact me if you have any questions or would like to tour the area.
Sincerely,

[redacted]
President
Waskasoo Community Association
[redacted]

November 14, 2025

Waskasoo Community Association's Summary of Concerns Regarding the Development Permit Application for 4240 59 St

Thank you for the opportunity to respond to East Lincoln Property's development permit application for Senior Supportive Living Accommodation at 4240 59 Street.

This lot is extremely important to Waskasoo residents. Part of the schoolyard for the County's Riverglen School since the early 1960s, it was subdivided off in 2014 when the County moved their school to Penhold. At that point, the City of Red Deer invested tens of thousands of dollars in developing the Waskasoo Area Redevelopment Plan (ARP) and its Environmental Character Statement to ensure any development here fits the character and does not harm the environment. As stated by the City of Red Deer to the Alberta Municipal Government Board at the 2014 subdivision hearing, the City "would be working towards a development plan for the area which it believed would address and guide the future of the site" (*Municipal Government Board Order MGB 029/14 File S14/REDD/C-017*).

These planning documents were carefully created over two years of community consultation and research by subject matter experts and area stakeholders including the Waskasoo community, area schools and school boards, the Kerry Wood Nature Centre, Waskasoo Environmental Education Society, and the Gaetz Lakes Sanctuary Committee. The ARP and Character Statements were passed by City Council in 2016.

Four years later, in 2020, the lot was purchased by East Lincoln Property with all the ARP's recommendations in place. In 2022, East Lincoln proposed removing the lot from the Environmental Character Area and rezoning the lot from Public Service (PS) to High Density Residential (R-H) in order to build a 120+ unit independent seniors living apartment complex with a four storey building facing 45th Ave. and the river and a three storey building, almost identical to the development applied for here, along 59th Street. See the image to the left taken from East Lincoln's 2022 rezoning proposal.

Facing serious opposition, the developer then applied instead to revise the ARP and character statements and rezone the property to R-H to allow these types of structures on the lot. Their application was refused unanimously by Council in 2023.

We are thankful, therefore, that with this development permit application, East Lincoln Property is not attempting to amend the Character Statements and is proposing to use green technologies, low maintenance xeriscaping, landscaped parking areas, and dark sky lighting.

However, we cannot support this development application because, for reasons outlined below, it still does not meet important requirements of the Zoning Bylaws and incorporated Environmental Character Statement; will interfere with neighbourhood amenities; and will unduly affect the use, enjoyment, and value of neighbouring property.

BYLAWS:

The Zoning Bylaws are tasked with applying City of Red Deer statutory plans and policies to real life urban development. This development application is counter to numerous City statutory plans and policies including the following policies laid out in the Municipal Development Plan (specific ways it does not comply are discussed below):

> **Policy 7.1:** In addition to the Neighbourhood ... Planning Guidelines and Standards, the City should prepare and adopt design guidelines for areas with special characteristics, opportunities, and problems *to exercise greater design controls*. Areas where design guidelines may be needed could include *older neighbourhoods experiencing development pressures* ...
>
> **Policy 10.9:** Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects *where there is adequate capacity* in major municipal infrastructure ... *unless otherwise determined through an approved ... area redevelopment plan.*
>
> **Policy 19.5:** The policies of the MDP shall be further refined and implemented through the preparation, adoption, and *day-to-day application of ... area redevelopment plans and the Land Use Bylaw*...

The application also counters the best planning practices laid out in the Neighbourhood Planning and Design Standards. These standards are primarily concerned with large-scale greenfield developments, but they also apply to smaller redevelopments and state that for such redevelopment "an analysis of what is already there (in built form) provides the context and basis for which new development will 'fit in' and respond to" (6). These

"redevelopment standards apply to development permit applications" and are "superseded by the zoning bylaw" (6).

This application counters the following Redevelopment Design Standards in the NPDS:

> **4.3:** Redevelopment shall complement the existing neighbourhood architectural character (colour, materials, styles), building patterns, scale, building height and massing.
>
> **4.6:** Locate redevelopment within 1.2m of the existing front yard setbacks of adjacent sites...
>
> **4.8:** Maintain the privacy of adjacent dwellings through careful placement of windows, doors, decks and patios in new buildings....

According to the Municipal Government Act these policies and statutory plans do not have to be enacted by the municipality and may contradict one another; however, they do outline the goals and best practices that support Red Deer's Zoning Bylaws, which, unless there are compelling reasons to do so, *must* be followed by the municipality.

Because the application does not fit these statutory documents, it is not surprising that it also does not fit the Bylaws in the following ways:

A. Discretionary Approval is Required

First, the cover letter sent to the WCA and residents within 100m with the application states that "all measurements and setbacks comply with The City of Red Deer Zoning Bylaw." This statement is misleading because the lot is in the Public Service (PS) zone, for which the regulations state all setbacks, heights, areas, and other measurements are discretionary and subject to the Development Authority's approval. In this instance, the Municipal Planning Commission is the development authority, and nothing complies with these bylaws until MPC decides it complies. This statement likely led to several citizens not submitting comments who otherwise would have. See the PS regulations in the table to the right.

9.40.4 **PS Regulations Table**	
Category	**Regulations**
Floor Area	Supportive Living Accommodation minimum: 23.0m² per unit
Front Yard Setback	Subject to Development Authority approval
Side Yard Setback	Subject to Development Authority approval
Rear Yard Setback	Subject to Development Authority approval
Landscaped Area	Subject to Development Authority approval
Loading Spaces	Subject to Development Authority approval

9.40.5 The Site Plan, relationship between Buildings, structures and Open Space, architectural treatment of Buildings, provision and architecture of landscaped Open Space, and Parking layout will be subject to Development Authority's approval.

B. Character Statement Recommendations

Second, the lot is in the Waskasoo ARP's Environmental Character Area and subject to that area's character statements. While the ARP is a statutory document, the Character Statements within it "are incorporated into and *form part of The City of Red Deer Land Use Bylaw*" (ARP pg 9). Section 1.2 clarifies that "Character Statements are a planning tool that will be applied in conjunction with ... The City of Red Deer's Land Use Bylaw to evaluate if an application maintains the character of the area. *Where the regulations in the Land Use Bylaw ... conflict with the Character Statements, the Character Statements shall prevail.*"

Correspondingly, the City of Red Deer Zoning Bylaw states:

> The areas of Waskasoo and Woodlea have applicable Character Statements that define the character of the area and outline regulations establishing the design parameters to which a proposal for redevelopment in the area *must* adhere. The Development Authority *will use Character Statements in conjunction with the Zoning Bylaw to evaluate if an application maintains the character of the affected area. Where the requirements in the Zoning Bylaw conflict with the Character Statements, the Character Statements prevail (12.150.1.1-3)*

As stated above, East Lincoln Property has met some of the requirements of the Environmental Character Statement relating to green technologies; however, the application does not meet key requirements related to neighbourhood character, massing, building location, overlook, and views.

i. Shall Statements

Section 1.4 of the ARP states that Character Statements that contain the word "*shall" must be followed*. East Lincoln's Development Permit application fails to meet the following three "Shall" statements:

1. *Mature street character, scenic Vistas viewable from the road, and existing natural features of the area shall be maintained (Recommendation 5.6.2).*

The street character on 59th St. primarily consists of a majority of small 1940's War Veterans Act homes facing 44th and 43rd Avenues, their rear yards, and a single storey school set back 30m from the curb with large open space side yards. See the images below. To be as objective as possible, we have used screenshots from Google Earth.

Satellite image of the location.

45th Avenue runs along the river, 59th Street runs parallel to the bottom of the image and is intersected (from l – r) by 45th Avenue, an alleyway, 44th Avene and an alleyway, 43rd Avenue and a paved alleyway. Area homes face the avenues.

Images of typical homes along the street:

Image of Gateway School from 59th Street:

Image of south elevation of proposed development:

The proposed development, on the other hand, is three storeys tall and will dwarf the homes across the street. It will also dwarf Gateway School since the apartment building will be located approximately 15m closer to the street and has comparatively minimal side yard setbacks. Any development here should at minimum be no less than the front yard setback of Gateway school.

The building's design also does not fit the surrounding built environment. It is similar to what is being built on R-H lots in Capstone or Evergreen, and just as these War Veteran Act Homes from the late 1940s would look out of place on streets in those neighbourhoods, this apartment building will not fit the streetscape here.

Along with negatively impacting the mature street character, the building will obliterate views and vistas from 59th Street. The Neighbourhood Planning and Design Standards define Views as "a unique distant view, viewscape or view corridor along a road, through an opening, or along an escarpment or high point" (pg 11) and the Waskasoo ARP defines Vista as "a scenic or panoramic view" (25). The proposed development's size and siting will block long standing views from 59th Street as well as the view looking north down 44th Ave. See images below.

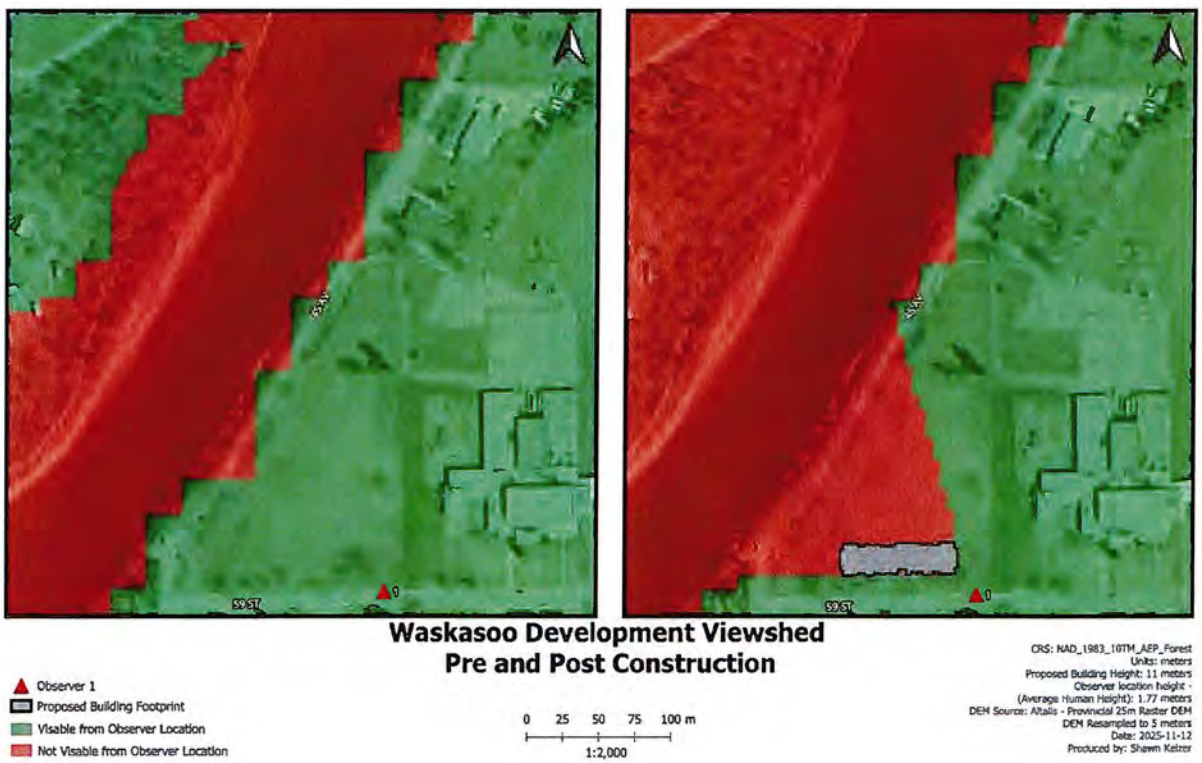
Three Google Earth images of the views and vistas from along 59th Street looking north and northwest

Note that the mature specimen trees behind the fence are proposed to be removed for the development.

The *NPDS* note that designing neighbourhoods to preserve existing views and vistas lends character and a distinct identity to communities (9.2). It stands to reason that obstructing such longstanding views and vistas would then damage that same character and distinct identity.

Below is a viewshed analysis produced by Shaun Keizer, Consultant, Geospatial Insight, demonstrating the impact of the building on the views from the height of a pedestrian moving west at three locations along 59 Street (red triangle). Green indicates what can be seen and red indicates what cannot be seen. For each location, both what is currently visible (left image) and what will be blocked by the building (right image) is shown.

Location 1:



Location 2:

Waskasoo Development Viewshed
Pre and Post Construction

Observer 2
Proposed Building Footprint
Visable from Observer Location
Not Visable from Observer Location

0 25 50 75 100 m
1:2,000

CRS: NAD_1983_10TM_AEP_Forest
Units: meters
Proposed Building Height: 11 meters
Observer location height - (Average Human Height): 1.77 meters
DEM Source: Altalis - Provincial 25m Raster DEM
DEM Resampled to 5 meters
Date: 2025-11-12
Produced by: Shawn Ketzer

Location 3:

Waskasoo Development Viewshed
Pre and Post Construction

Observer 3
Proposed Building Footprint
Visable from Observer Location
Not Visable from Observer Location

0 25 50 75 100 m
1:2,000

CRS: NAD_1983_10TM_AEP_Forest
Units: meters
Proposed Building Height: 11 meters
Observer location height - (Average Human Height): 1.77 meters
DEM Source: Altalis - Provincial 25m Raster DEM
DEM Resampled to 5 meters
Date: 2025-11-12
Produced by: Shawn Ketzer

Note the complete obliteration of any views from location 2 and that from locations 2 and 3 even the Gateway School building next door is blocked from view because the building is sited so close to the street.

Not only does the design block views and vistas and not blend in with the mature streetscape, but perhaps even more importantly, because of its massing, form, and height, the development does not match the character of the Environmental Character Area to which it belongs and which includes the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and McKenzie Trails. The extensive studies done for the ARP describe the character of this area as:

- Natural features including native vegetation, mature trees, and a minimal building coverage
- Buildings are typically 1 storey with flat roof construction
- Rural character with native, naturalized landscapes, rural road cross sections, a lack of fencing
- A wide-open sense of space that is not common in other areas of the City (pg 18)

At three storeys tall, the development fills the south face of the lot to the maximum extent (there is a right of way under the lawn bowling courts), is overly urban in feel, includes an access through the swale and onto the rural road, and proposes excessive fencing. All of this destroys the wide-open sense of space.

You need not rely solely on our opinion. In January 2022, the developer met with numerous city departments in a Pre-Development Meeting for a proposed development called Riverglen Village. Very similar to what was later refused in the rezoning application and what is before MPC today, the proposed development is described in the summary as "a three-storey hybrid assisted living facility on the south side of property with a four-storey building on the west (river) side consisting of 122 units ... Mainly independent living with the opportunity for additional services."

City Department Comments in the meeting included:

- PS Zoning – setbacks and maximum height are not defined under the land use bylaw. The main concern will be compatibility with the neighbourhood (pg 2)
- Waskasoo ARP will be a guiding document for the development (pg 4)
- The siting of the building along 45th Avenue and 59 Street removes the contributing factor to the adjacent open space to the west. The site is closed off by having the building sited on the corner. It is the Development Officer's opinion that [Character Statement recommendation 5.6] is not met (pg 3)

- Inappropriate form – there are no other large scale buildings in the neighbourhood [character area] (pg 3)
- Loss of landscaping features and closing the site to the west trail and river (pg 3)
- Joint access with the north is preferable (pg 4)

Because it does not comply with recommendation 5.6.2, the application should be denied. As shown below, it also does not comply with 5.6.13 and 5.6.16.

2. *Existing specimen conifer and deciduous trees shall be identified on a site plan and protected during site construction activities and after by ensuring buildings, services or hard surface areas are not sited too close (5.6.13).*

This shall statement is also not met since four mature cottonwoods are proposed to be removed because the building and lawn bowling courts are sited too close to 59th Street.

3. *Location, style, and amount of fencing proposed around and/or adjacent to open space areas shall have consideration for the movement of wildlife ... (5.6.16)*

Fencing is needed only between the lot and Gateway School to keep children safe from traffic on the property. The rest of the lot should remain unfenced to allow movement of all types and sizes of wildlife. In addition, the decorative fencing proposed is solid and will completely block the movement of small wildlife such as hares, skunks, porcupines and reptiles.

ii. Should Statements

In the Character Statements, the word "*should*" in a recommendation means that *compliance is required but the Development Authority has some discretion* based on the circumstances. The following three "should statements" have also not been met.

1. *Permeable and semi-permeable paving surfaces should be provided to improve ground water recharge and reduce storm water runoff (5.6.6).*

All hard surfaces proposed in the application are asphalt or brushed concrete.

2. *All roads north of 59th street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River (5.6.9).*

The access road from 45th Avenue north of 59th Street will disturb the boundary and needlessly impact the wildlife corridor adjacent to the river.

3. *New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive massing*

form or height having a negative impact on abutting properties in terms of shadows and privacy/overlook, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties (5.6.15).

Much of how this development does not meet these requirements is outlined above. However, we will point out that siting the building too close to the road (59th St) combined with excessive height and massing will negatively impact neighbouring properties through overlook and loss of privacy. As stated, the development runs perpendicular to the area's avenues. Twenty-four balconies and 85 windows will not only face the homes along 59th St. but will also overlook those dwellings' rear yards. Balconies, windows and doors at height will also look down streets and alleys into the front and rear yards of other homes along 45th and 44th Avenues and possibly even 43rd Avenue. It is worth noting that the mature trees along 59th St. are all deciduous and offer little to block sightlines for 8 months of the year.

iii. Unqualified Statements

There are also two Character Statement recommendations that do not have a "Shall, should or may" qualifier. Neither of these are met.

1. *Shared driveways are encouraged ...*

As stated by City Administration in the January 2022 pre-development meeting (see above), any development here should share the access drive used by Gateway School and Parkland CLASS. In doing so, additional trail hazards, disturbance of the rural road and vegetation, and run off from paved surfaces would be mitigated.

2. *A conservation development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife...*

Any development on the lot should be conservative in size and sited further north and on the east portion of the lot to share access with other uses; minimize impact on mature street character and overlook; and maximize open space, views/vistas, and wildlife corridors/movement.

For all the reasons outlined above, this development permit application does not meet the Zoning Bylaws including the Environmental Character Statements and, therefore, should be refused.

However, we understand that MPC can still approve a development permit that does not meet the bylaws, but in that case, the development must not unduly interfere with neighbourhood amenities OR materially interfere and affect the use, value and enjoyment

of neighbouring properties. This development permit application does not satisfy either of these criteria.

NEIGHBOURHOOD AMENITIES

Many of the character statement recommendations exist to preserve neighbourhood amenities, so we will try not to be overly repetitive here.

A. VIEWS & VISTAS

Views are shared amenities, and we have shown that this application will obstruct longstanding views and vistas from 59th Street and 44th Avenue. Its location will also obstruct views from the South Bank Trail and the rural access road to the park system.

View to the northeast from the crosswalk at corner of 45th and 59th indicating trail and park access road vistas.

B. TRAILS

By proposing access to the site from 45th Avenue past 59th St., the development will also add a significant hazard to a very busy portion of the South Bank river trail (along the right bank), one of two main trails through Waskasoo Park. (The other being the North Bank Trail.) We can't think of another access has been built across the South Bank trail since the Trail's inception. The access to Parkland CLASS/Gateway School parking and the driveways along Cronquist Dr. in West Park cross the trail, but these existed before the trail was designed and crossing them was a necessity when the trail was built in the 1980s.

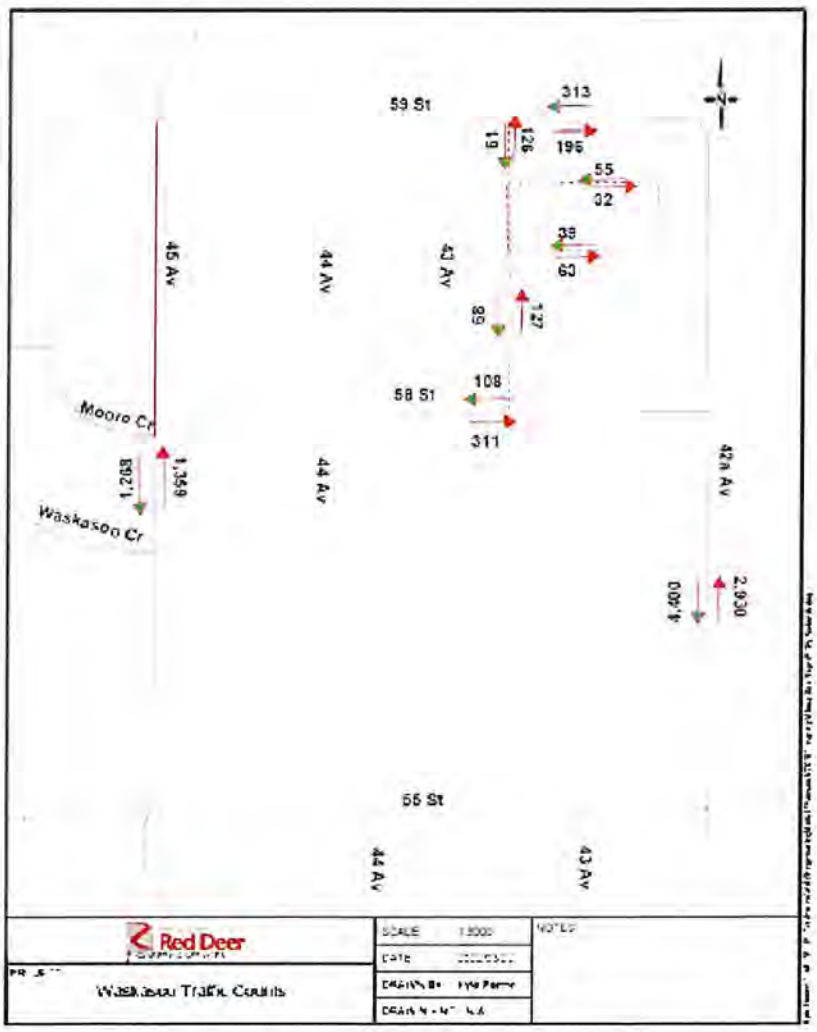
C. TRAFFIC

This development will also add to longstanding, verifiable traffic and parking concerns. During the two years of extensive research for the Waskasoo *ARP*, traffic was the second main concern of residents. (The first was over-intensive development on this lot.) Traffic

issues in Waskasoo have been acknowledged by City Engineering, area school boards, and past City Councils. These concerns are verified in the response submitted to this application by Sinead Armstrong, Principal of Camille J. Lerouge school. (See also 2023 letter from Red Deer Public School Board attached here)

These traffic issues exist because Waskasoo was not designed according to today's best planning practices. Laid out over a century ago, Waskasoo has narrow roads and limited access points all of which are from one direction (55th St in the south). Compounding this, a number of high-traffic uses have been added over the years and most have been located towards or at the back of the neighbourhood: Lindsay Thurber Comprehensive High School, Camille J. Lerouge Middle School, Gateway Christian K-12 School, Parkland Community Living and Support Services, Woodlea Daycare, Memorial Centre, Festival Hall, Kerry Wood Nature Centre, Gaetz Lakes Bird Sanctuary, McKenzie Trails Recreation Area, and the City of Red Deer Nursery.

With the transfer of the Riverglen school building to Gateway Christian School in 2015, traffic in Waskasoo increased exponentially. A county school with 188 students arriving mostly by bus is now a destination Red Deer Public School with over 800 students arriving primarily in family cars. Combined with the two other schools, Waskasoo is now visited daily by over 3500 students and staff.



Altogether, this means that a 2021 traffic count (shown on the following page) found there are 2627 vehicle trips on 45th Avenue daily. This count was performed during the pandemic when there was considerably less traffic. A pre-pandemic count done in June 2016 indicated 3600 daily trips.

45th Avenue was not designed for this number of vehicles. Varying in width from 8m to 10.7m, according to its design, of the choices available in the City's *Engineering Design Guidelines*, it most closely resembles a Gravel Laneway (7m wide) and a Multifamily Undivided Local Roadway (11m wide). According to the *Design Guidelines*' Roadway Geometric Design Elements table, these are rated for a typical traffic volume of under 500 and under 1000 trips/day respectively. This means that according to its design, even the widest portion of 45th Avenue is already 250-350% over what should be its typical traffic volume according to best practice.

Much of this traffic is "burst traffic," meaning it happens over short periods. At these times, frustrated drivers are more likely to take risks such as running lights and stop signs, speeding down alleys, passing unsafely, blocking roads and driveways, and pulling out in traffic. Further, this is primarily destination and not residential traffic and will only increase as the city grows, local schools expand, and more people access the parks. Residential density is also likely to increase as basement suites are now permitted uses and backyard suites are discretionary.

Engineering has also said that one of their key metrics for traffic is how long it takes for vehicles to move through the signal lights at 45th Avenue and 55th Street. Signalized intersections in Red Deer are considered failures if it takes vehicles longer than one minute to move through the intersection. While traffic on 45th Avenue may be able to make it through the 55th Street intersection in that time, those vehicles have already been waiting significantly longer than that to make it through the yield signs on 58th and 59th Streets and onto 45th Avenue.

To the right is a link to the WCA webpage (if the link is broken, please go to https://www.waskasoo.com/blank) and video of traffic exiting the neighbourhood after the school day. Traffic is travelling west along 58th St. past the Waskasoo Playground and waiting to turn onto 45th Avenue to get in line for the signalized intersection at 55th St. If you watch the bright red SUV that pulls up under the Canada flag at the end of video 1 and is the subject of video 2, you will see that vehicle has waited at least 3 minutes to reach the yield sign.

One of the *MDP*'s guiding principles is to "effectively manage ... intensification/infill and increased traffic through sound planning practices and consultation with citizens" (3.2.2),

and the intent of Principle 3 in the Neighbourhood Planning and Design Standards is that "Traffic and parking are reduced and do not dominate the neighbourhood" (pg 31).

Waskasoo is already dominated by traffic (and parking – see next section). This Senior Supportive Living Accommodation will be autocentric since the nearest grocery store is a 1.5 kms away. Most residents will likely drive or have groceries, other necessities, and services delivered. Home care will also not be onsite and multiple care aids will be travelling on 45th Ave. up to four times a day. Any more traffic directed onto 45th Avenue will exacerbate these already critical traffic issues.

Locating a multi-family residence at the back of any neighbourhood also goes against best planning practices. The NPDS state that multifamily buildings should be located together, next to supporting services, and along transit routes in what the standards call neighbourhood nodes. Neighbourhood density should be designed so that higher density development is located near the services and infrastructure of the node and slowly transition to lower densities as you move away from the node. A good example is the Neighbourhood Area Structure Plan for the new Bower Woods (pictured to the left) where the R-H is next to the commercial area along 40th Avenue and the lighter coloured low-density areas are at the back of the neighbourhood next to the environmentally sensitive Piper Creek escarpment.

Bower Woods 2025 Neighbourhood Area Structure Plan Land Use Concept

In Waskasoo, the high-density neighbourhood node is along 55th Street and multi-family developments such as this should be located on or near there. Even as early as 1967, the then City Manager recognized the potential for traffic issues in the neighbourhood if multifamily were to be built at the back of the neighbourhood. In a report on whether City Commissioners should approve an application to rezone land adjacent to the Kerry Wood Nature Centre for multifamily apartments, he wrote: "An examination of this general area related to the Future Residential Land Use pattern proposed for the next 20 years or for a population of 50,000 for the City of Red Deer" revealed that "45th Avenue was not designated or constructed as a major road. Therefore, any major residential expansion on the Glenmere Farms holdings could well cause traffic problems along 45th Avenue" and that "the possibility of developing convenient and direct alternative major roads to disperse the traffic, does not exist in this area because of the present land use and land ownership patterns" (*Red Deer Regional Planning Commission*). Now Red Deer has a population of 112,000 and traffic has indeed become an issue.

D. PARKING

As might be expected, this traffic leads to parking issues, particularly in the area surrounding 4240 59 St. Here there is no offsite parking along 45th Ave. because the road here is an 8m wide rural road with no curbs or sidewalks; limited offsite parking along the north side of 59th St because that is the drop and go and school bus staging area for Gateway School; and limited parking on the south side of 59th St. because there are driveways, lane and street accesses, and no sidewalk.

A seventy-year-old county school, Gateway was never designed to handle so many vehicles efficiently, so the school's parking also regularly backs up onto 45th, 44th and 43rd Avenues as well as Waskasoo and Moore Crescents, and frustrated drivers inevitably park in front of crosswalks, alleyways, driveways, hydrants, and even along the river escarpment. This illegal parking damages the environment, hinders local traffic movements, and, most importantly, creates significant safety hazards for pedestrians, most of whom are young children, during the period when crosswalks are also the busiest.

E. STUDENT/PEDESTRIAN SAFETY

The *Neighbourhood Planning and Design Standards* state that there should be safe and direct pedestrian, cyclist, transit and vehicular access to school sites (3.22). Traffic and parking make our streets crowded and unsafe for those using them – including students attempting to get to the area's elementary, middle, and high schools. Again, these concerns are verified by the response submitted by Camille J. Lerouge School.

F. EMERGENCY SERVICES

Burst traffic and parking congestion also means that emergency response vehicles will be challenged during peak times. While it is an emergency service's responsibility to arrive at a scene as fast as possible – even, if necessary, pushing vehicles out of the way or driving through yards and fences to get there – it is also a planning responsibility to reduce the likelihood that these sorts of actions need to be taken. And again, these peak times are when an emergency is statistically the most likely to occur.

G. AREA ENVIRONMENT

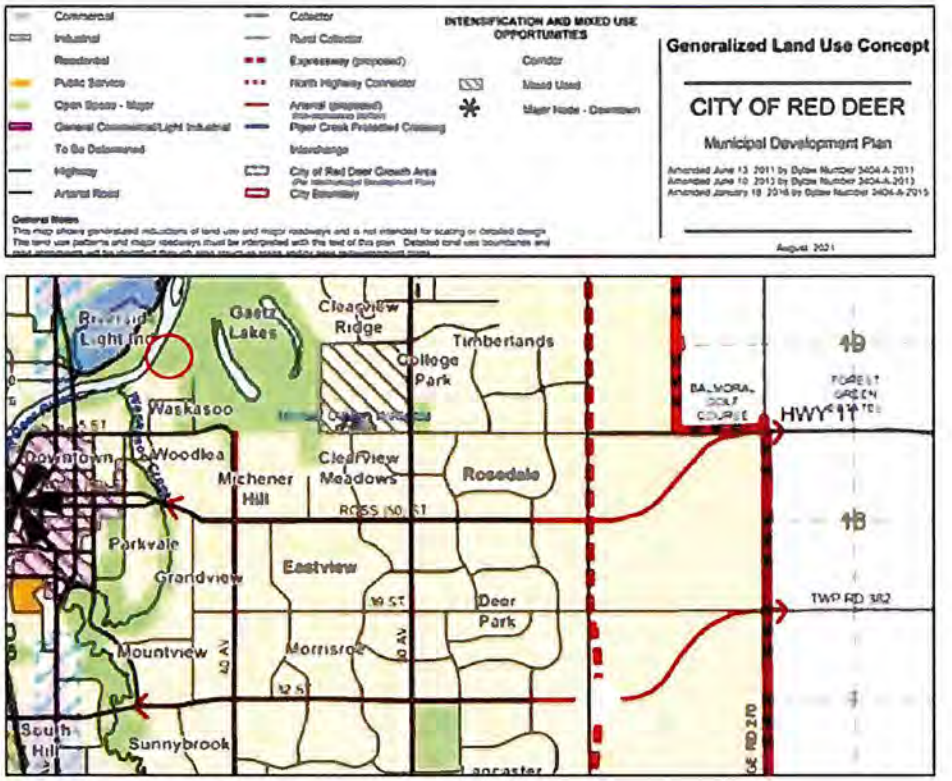
The environment is another neighbourhood amenity shared by neighbours and other Red Deer residents. However, this amenity is also shared with local wildlife. Because of the lot's location in Red Deer's Open Space – Major system and proximity to both the Red Deer River and the Gaetz Lakes, any development here will negatively impact the environment. The question is how much damage is acceptable.

The *MDP* describes Red Deer as a "community with a unique natural environment preserved and enhanced by careful community planning" (3.0) and states that "Environmental and ecological management and the development of Red Deer as an environmentally sustainable and responsible community *is a priority*" (emphasis added, 9.0). There is, therefore, a section on managing the environment and ecology, some of the goals of which are:

- To preserve and integrate significant natural areas into the open space system,
- To foster the creation and maintenance of attractive, clean and ecologically responsible natural and built environments

i. Open Space Major

According to the MDP's Generalized Land Use Concept Map, which lays out how the city is envisioned to develop until 2035 and to a population of 150,000 -185,000, the long-term land use for 4240 59 St is Open Space – Major. Open Space – Major is land carefully set aside to improve the quality of life of Red Deerians; draw tourism and economic investment; and maintain and support the health of the watershed, regional environment, and wildlife. It is not vacant or underutilized land ripe for infill. While development in accordance with bylaws and Environmental Character Statements may be compatible with the underlying generalized land use, overdevelopment such as this is not.



Land Use Concept Map. The approximate location of the lot is circled in red.

ii. Hydrology

One of the *MDP*s Guiding Principles is to "sustain the natural environment and protect natural systems by paying attention to site resources (hydrology, terrain, geology, biodiversity of vegetation and wildlife)" (3.2.4). As recent research indicates, at this location, hydrology is arguably one of the most important of those resources.

Building off a report entitled *Prioritizing Hydrologically Significant Natural Assets,* the Nature Conservancy of Canada and the Red Deer River Watershed Alliance (RDRWA) published a map in 2019 of what they call Hydrologically Sensitive Areas (HSAs) in the Red Deer River watershed. HSAs have "natural assets that, if preserved in a natural state, provides beneficially hydrologic services such as water provision, flow regulation, and water purification" (RDRWA "New"). They support "water quality, flood mitigation and drought resiliency" (RDRWA "New"). The RDRWA explains that "understanding and protecting HSAs is a key strategy for ensuring ... safe, secure water supplies and healthy, resilient ecosystems," and the map, they explain, is to be used for "supporting municipal and provincial land use planning" (RDRWA "New"). It is particularly important since Section 18.2 of the *MDP* states:

> The City *shall* participate in the activities of the Red Deer River Watershed Alliance in order to promote the effective integration of the management and use of land and water resources to ensure a legacy of ecological integrity and economic sustainability throughout the Red Deer River watershed. A key objective in watershed management will be to maintain the water quality in the Red Deer River at or above provincial standards.

The relevant portion of the map is reproduced below. Again, the approximate location of the lot is circled in red. Access the full online map here.

The darker the area on the map, the greater its hydrological significance. The key to the right of the map indicates that two areas on this lot are in the highest rating, meaning they are "punching above their weight" (RDRWA "New") as far as working to protect water quality in the Red Deer River watershed. More than surrounding areas, they contribute to a resilient landscape that naturally distributes rainwater, protecting the area from both drought and flood. As climate change occurs and rain events become both heavier and further apart, areas such as these within the city will only become more vital. Please see attached the RDRWA's 2022 submission to the proposed rezoning of this lot as it reinforces our reading of their and the Nature Conservancy of Canada's work and outlines the importance of the area to the Red Deer River and to the already endangered health of the Waskasoo Creek watershed.

Policy 9.7 of the *MDP* states: "The City should incorporate significant natural features as part of the overall infrastructure systems." *This lot contains two.* In addition, the best practices laid out in the NPDS include design standard 1.10: "Site design should incorporate elements to protect and enhance riparian zones." While this development will certainly destroy the HSA to the south, a small development carefully located further north and on the east side of the lot with an open space land use pattern can accommodate and protect these significant areas and include them in the storm water management system.

iii. Bank Stability

In addition to the potential damage to HSAs, the property is on an outside curve of the river and that curve is an active erosion zone. Healthy rivers move across their landscapes, and the movement of the river here is indicated by the oxbow Gaetz Lakes that were created by just such movement in the past. More recently, it is indicated by the slumping along the escarpment near 45th Avenue as well as the fact that the access stairs down to the river installed here in 2012 had to be repaired and replaced numerous times and, even after protective armouring was added around their foot, they were removed completely last August. Additionally, during the flood in June 2005, the South Bank Trail through Waskasoo as well as 45th Ave at the intersection with 59th Street were closed because of threats to bank stability.

Images of slumping and collapse along the river and 45th Avenue. Photos by Chris Olsen.

This movement will eventually undercut 45th Avenue, forcing the City to move the road to the east into the municipal reserve further impinging on an already narrowed wildlife corridor. Any further reinforcement of the escarpment to stop erosion and protect private property will remove the native vegetation along the riverbank, destroying the riparian zone

that keeps the river and surrounding natural area alive and healthy, and cost city taxpayers millions of dollars.

In their *Watershed Management Proposal*, the Red Deer River Naturalists state that "erosion of riverbanks due to the ... failure to provide sufficient developmental, residential ... setback from the top of the river valley escarpment" threatens water quality (4) and the long-term stability of the escarpment (7). Again, development at 4240 59 St. must be set back as far as possible from the river and the curve that gave Riverglen its name.

iv. *Ecology*

A large multi-family structure located along the south side of the lot along 59th Street will impact more that just the watershed. It will also harm the area's ecology and fragment wildlife habitats in the entire Red Deer River Valley. Small mammals, songbirds, herptiles, invertebrates, and ungulates rely on the continuity of the riparian vegetation strip to functionally link the larger systems of Waskasoo and Piper Creeks, and Fort Normandeau to the south and west, with the Gaetz Lakes Sanctuary, Mackenzie Lakes, Three Mile Bend, and the Riverbend Golf and Ski Area to the north and east. Linked corridors provide a conduit for gene flow southwest to northeast across Red Deer for a diverse range of flora and fauna and are essential to an ecologically functional park system.

As the park map below demonstrates, the thin and slumping remnant of the riparian zone and wildlife corridor along 45th Avenue is already dangerously narrow in terms of habitat values and the strip next to this lot is a tenuous link that has been relying on the Open Space – Major character of the schoolyard to function.

Site within the connected park and trail system (From City of Red Deer Webmap). Green areas protected indicate park areas.

There are also already significant incursions here such as at the look out on the corner of 45th and 59th St. An apartment located along the entire south end of 4240 59 St. with its associated paved parking and access road, increased human activity, light from windows and vehicles, noise pollution, and potential pesticide use will threaten the environment and further interrupt the wildlife corridor, forcing wildlife onto the road becoming a danger to themselves and to traffic. Once again, you do not need to rely on our word. See the responses submitted by WEES, the Gaetz Lakes Sanctuary Committee, Red Deer River Naturalists, Ron Bjorge (M.Sc., Certified Wildlife Biologist and former Director of Wildlife for the province), and Chris Olsen (Professional Biologist (retired), former Instructor of Environmental Sciences, Lakeland College, Vermillion).

Image from north end of property looking south along 45th Ave and the Red Deer River. Note the slump, the curve of the river, and the narrow riparian strip. Photo by Chris Olsen.

Image of 45th Ave pull out and trail overlook.

Image of 45th Ave along 4240 59 St. Note narrow riparian width, impinged wildlife corridor, as well as lack of curbs, sidewalks, and street lighting.

The environmentally safest, cheapest, and most efficient way to address river movement and wildlife corridors here is to keep development on the east side of 4240 59 St. where it is grouped with the other area buildings and can share their access road.

NEIGHBOURING PROPERTIES

As stated above, this development will negatively impact the use, value, and enjoyment of neighbouring properties.

Because it creates a trail hazard and because of all the environmental reasons outlined above as well as in the submissions from the Waskasoo Environmental Education Society, Gaetz Lakes Sanctuary Committee, and the Red Deer River Naturalists, and others, this development will impact the use and enjoyment of the public lands surrounding this property.

It will also deeply impact the use and enjoyment of private properties along 59th St. and down 45th, 44th, and 43rd Avenues. Its size and location on the lot will obstruct longstanding views and vistas of the rural open space uncommon in other areas of the city, the current river escarpment to the northwest, and the forest on the rise of the ancient river escarpment to the northeast.

As it blocks views and vistas, it also creates overlook from 24 balconies and 85 windows not only into front yards and windows but also into the rear yards of the homes that side onto 59th Street and some that back onto the intersecting avenues and alleyways.

It stands to reason that losing the views and vistas to the north and having at least 24 dwellings overlooking your front and rear yard and into your windows would almost certainly lower the value of a property. The impact on property values is even more appalling since homeowners here have made considerable investments to enhance their access to those views including installing larger windows, building elaborate decks, and even turning their homes so they face the greenspace.

This is not a case of buyer beware. These homes have had those views protected by Open Space PS land uses for *75 years* as well as with the Area Redevelopment Plan and Environmental Character Statements put in place by the City of Red Deer in 2016 (four years before the developer purchased this lot). The development plan also does not help neighbours' real estate values because it sites the face of the building to the north, cutting off any sense of connection between the apartment building and the neighbourhood to the south. Not only will Waskasoo residents lose their privacy and views, but they will also be forced to look at the building's unremarkable rear.

CONCLUSION

This development permit should be refused for the following reasons:

1. **It does not meet many of the regulations laid out in the Zoning bylaws and Environmental Character Statements** including *shall* and *should* statements involving views and vistas, mature street character, character area character, tree preservation, fencing, permeable surfacing, and preserving the natural road boundary.
2. **It will unduly interfere with area amenities** including views and vistas, trails, traffic, pedestrian safety, and the environment,
3. **It will materially interfere and affect the use, enjoyment and very possibly the value** of neighbouring properties because of siting and overlook.

The WCA Board understands that East Lincoln Property owns the land and has the right to develop it. However, that right is not absolute, and any development must fit within the Zoning Bylaws and policies, most critically the Waskasoo Area Redevelopment Plan and Environmental Area's Character Statements (see attached.) As we have shown in past submissions to the City and presentations to City Council, there are ways this lot can be developed that do work within the Character Statements and Open Space – Major long term land use. These would include an outdoor recreation field, a small, low-impact cultural facility (e.g. the Red Deer Archives or Museum and Art Gallery), perhaps even the Indigenous Cultural Centre that is looking for a home. As we stated in our presentation to City Council in 2023, even a small Supportive Living Accommodation or temporary care facility like the Red Deer Hospice could potentially work here.

Note in the PS Regulations Table from the Zoning Bylaws on page 3 above, Bylaw Regulation 9.40.5 states that for PS developments:

The site plan, relationship between Buildings, structures and Open Space, architectural treatment of Buildings, provision and architecture of landscaped Open Space, and Parking layout will be subject to the Development Authority's approval.

MPC is the development authority and has the right to consider all these components when deciding on this application. We request you deny this permit, and encourage East Lincoln Property to consult meaningfully with representatives from the community and other stakeholders including WEES, the Gaetz Lakes Sanctuary Committee, the Red Deer River Naturalists, and the area schools and school boards.

Respectfully submitted the Waskasoo Community Association Board
November 13, 2025

Below please find:

A list of Sources Used
A copy of the 2023 letter from the Red Deer River Watershed Alliance
A copy of the Waskasoo Area Redevelopment Plan and Character Statements

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Orlando Toews
City Planning and Growth Department
City of Red Deer

December 9, 2022

Re: 4240 – 59 Street
Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

Dear Mr. Toews,

It has recently come to the attention of the Red Deer River Watershed Alliance (RDRWA) that the City of Red Deer City Planning & Growth Department has received an application from the owners of 4240-59 Street requesting that the Land Use Bylaw (LUB) and the Waskasoo Area Redevelopment Plan (ARP) be amended to identify this parcel of land for higher density residential uses (i.e. R3) and rezone from its current designation of Public Service Lands (PS) (City of Red Deer, 2022). It is our understanding that as part of the City of Red Deer's application review process, all landowners in the Waskasoo neighbourhood are to be provided with an opportunity to review and comment on the proposed amendments. Although the RDRWA is not considered a direct resident of the Waskasoo neighbourhood, we are the designated provincial Watershed Planning and Advisory Council for the Red Deer River watershed. The RDRWA is writing to express concerns around these proposed amendments to the Waskasoo Area Redevelopment Plan. This development has the potential to negatively influence water quality, hydrology and habitat in the lower Waskasoo subwatershed and proximal downstream reach of the Red Deer River.

As a key partner in watershed management, the RDRWA values the longstanding and collaborative nature of our relationship with the City of Red Deer. The City of Red Deer and the RDRWA have worked together on several important initiatives since 2005, including the RDRWA's State of Watershed Report (2009a), and *Blueprint: An Integrated Watershed Management Plan (*IWMP*) for the Red Deer River Watershed* (2016). The RDRWA has also provided input and helped to set targets for the City of Red Deer's Water Conservation, Efficiency and Productivity Plan (2016), and the City of Red Deer's Environmental Master Plan (2019). We commend the City of Red Deer for its leadership and its inclusion of Watershed Protection as a key policy in the City of Red Deer's Municipal Development Plan (2013). Section 18.2 states that "The City shall participate in the activities of the Red Deer River Watershed Alliance in order to promote the effective integration of the management and use of land and water resources to ensure a legacy of ecological integrity and economic sustainability throughout the Red Deer River watershed." Additionally, a key goal of the IWMP is to maintain or improve the water quality in the Red Deer River by evaluating conditions relative to the site-specific water quality objectives (RDRWA 2016). To continue to meet IWMP water quality objectives in the mainstem, point and non-point source loadings (wastewater and stormwater runoff inputs) need to be cumulatively managed in this reach of the Red Deer river. The RDRWA have a vested interest in all developments in

close proximity to the river and its tributaries to ensure potential impacts are properly evaluated and mitigated. News regarding this development was not brought to our attention until recently, so we appreciate you considering our input after your original deadline.

The RDRWA has reviewed letters of concern submitted to the City of Red Deer from the Red Deer River Naturalists (RDRN) and the Waskasoo Community Association (WCA) related to this proposed land use change. In our opinion, the Waskasoo Community Association has provided a thoughtful and well-documented response to the proposed amendments and rezoning, and we support their comments as outlined in Section 4 - Environmental Concerns. Waskasoo Creek is the smallest sub-watershed in the Red Deer River basin, and it is an important tributary running through the City of Red Deer (RDRWA 2009).

The parcel of land proposed for rezoning is located in the downstream end of the Waskasoo Creek sub-watershed, in close proximity to the Gaetz Lakes Migratory Bird Sanctuary and the Kerry Wood Nature Centre. The area is prioritized as a hydrologically significant area (NCC & RDRWA 2021), being located relatively close (~30 meter) to the Red Deer River and having a narrow riparian zone. The RDRWA believes that any development in this location has the potential to negatively impact the environment. This would be contrary to the intent of both the City of Red Deer's Municipal Development Plan and City of Red Deer Environmental Master Plan (2019; Focus Area 1.2.2.1). Which has as part of its central goal which includes "*Sustaining our water resources includes understanding and effectively managing issues such as water conservation, water quality protection, watershed well-being, and storm and surface water management*". Land use changes and the subsequent changes in management practices have the potential to impact both water quantity and quality within Waskasoo Creek and the downstream Red Deer River reach. The RDRWA has concerns with wetland and riparian loss as it creates terrestrial and aquatic habitat fragmentation with negative consequences to wildlife, fish and other organisms in adjacent and receiving downstream aquatic environments. Given the close proximity of the proposed development to the Red Deer River, we were also surprised a storm and surface water management plan was not included with the information to stakeholders.

The RDRWA works to promote watershed health and particularly to maintain or restore riparian areas. Riparian lands have substantial ecological, economic, and social value, and as such, the effective management of these habitats is a critical component to the maintenance of watershed health. From 2020-2022, the RDRWA conducted a comprehensive riparian habitat assessment of the Medicine-Blindman Rivers sub-watersheds, which includes Waskasoo Creek (Fiera 2022). These areas have been identified by the RDRWA as an important source water protection zone for the City of Red Deer and downstream municipalities and are considered a high priority for flood and drought mitigation. Riparian areas play a vital role in the interception of sediments and nutrients that runoff from adjacent upland areas. Riparian vegetation also provides shade and regulates water temperature, ensuring suitable habitat for a range of aquatic species. Furthermore, riparian habitats stabilize the banks of waterbodies and help modulate water velocities and high-water events, thereby improving water quality and protecting surrounding lands from flooding. Given the significant role that an intact riparian zone has on providing ecosystem services and supporting healthy and functional aquatic ecosystems, there is a need for effective management and conservation of riparian areas.

Of the 24 named waterbodies assessed by the RDRWA in the State of the Watershed report (2009b), Waskasoo Creek was one of six creeks that had more than 50% of their shorelines classified as either High or Moderate Restoration Priority. The RDRWA encourages the City of Red Deer to continue to focus on minimizing impacts and cumulative land use change and maintain no net increase in local catchment pressure and protect and restore riparian areas. The Waskasoo Creek sub-watershed was also identified as an important groundwater recharge area within the Red Deer River watershed (4.7.4.5 RDRWA 2009a). The RDRWA SOW (2009b) also identified substantial data gaps for the Waskasoo Creek sub-watershed. Knowing where groundwater recharges and discharge areas occur help to identify areas requiring special protection and limitations, particularly to below grade land use development.

It is our recommendation that the City of Red Deer continue to carefully consider the potential implications of any proposed land use changes within the Waskasoo Creek sub-watershed, and evaluate and present land use planning decisions with supporting information on: baseline water quality conditions, hydrology and hydraulic modelling and assessments (e.g. GOA 2022; Red Deer River Hazard Study), channel stability assessments, storm water management, and surface and groundwater interaction assessments under flood prediction modelling for below grade developments.

The RDRWA is committed to continue working with the City of Red Deer to advance shared watershed management planning around water quality, riparian areas and wetlands, and land use. Based on existing information, the RDRWA has concerns with the information provided on the land use change and proposed development. We hope that the City of Red Deer will take our comments into consideration and keep us informed of further details of this potential development. We would be willing to complete a more thorough review if adequate time and additional relevant studies were made available. We would also appreciate being apprised of other prospective developments within the Red Deer River corridor into the future.

As a longstanding and valued partner of the RDRWA, we look forward to continuing to work with the City of Red Deer on environmental and planning-related activities. We are committed to working collaboratively with the City to advance watershed management objectives and strengthen our shared understanding of hydrological and ecological processes that support our collective vision of maintaining a lasting legacy of watershed integrity and ecological health for the citizens of Red Deer and the broader watershed.

Sincerely,

[redacted]

Executive Director

On behalf of The Red Deer River Watershed Alliance

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https://rdrwa.ca/wp-content/uploads/2020/10/rdr_sowr_0_0_frontmatter4.pdf

Red Deer River Watershed Alliance (2009b). State of the Watershed Report: Waskasoo Creek Sub-watershed. https://rdrwa.ca/wp-content/uploads/2020/10/rdr_sowr_4_07_waskasoo.pdf

WASKASOO

AREA REDEVELOPMENT PLAN

Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic and historical riches.

Bylaw Number: 3567/2016
Adopted by City Council
on: February 1, 2016

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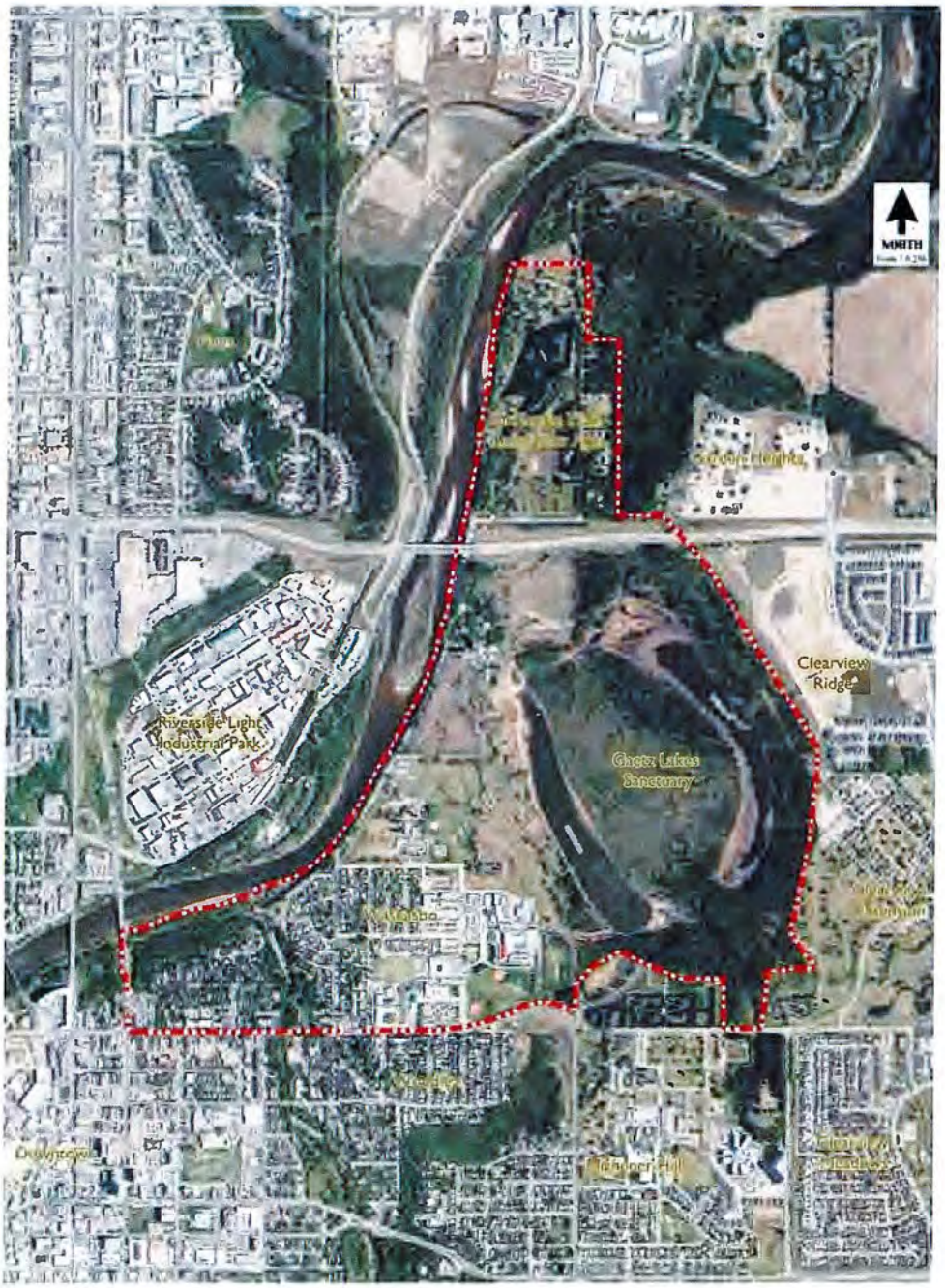

FIGURE 1 - AERIAL PHOTO OF THE WASKASOO PLAN AREA

Waskasoo Neighbourhood Plan

Area Redevelopment Plan

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Waskasoo Neighbourhood Plan

Area Redevelopment Plan

1.0 Introduction

The Waskasoo neighbourhood contains historical homes, tree lined streets, a variety of public service facilities and an abundance of parks and open spaces. Located near the Red Deer River and north of The City's downtown core, Waskasoo plays an important role in Red Deer's cultural and natural history. The Waskasoo Neighbourhood Plan has been prepared to guide the future development and redevelopment of the Waskasoo neighbourhood and is divided up into two parts based on their approval processes and implementation responsibility:

Part 1: Area Redevelopment Plan. The Area Redevelopment Plan (ARP) contains the statutory portion of the Waskasoo Neighbourhood Plan and The City of Red Deer is responsible to lead the implementation. In the *Municipal Government Act*, an Area Redevelopment Plan is defined as a statutory plan, meaning it must be adopted by Council under a Bylaw. The ARP policies address identity, land use, and movement. Character Statements are introduced to capture the character defining attributes of a specific geographic area and determine the compatibility of a development or redevelopment proposal. These Character Statements will be contained in *Redevelopment Design Guidelines*, a planning tool that prescribes design regulations for redevelopment proposals.

The ARP portion of the Waskasoo Neighbourhood Plan was adopted by Council on February 1, **2016 un**der Bylaw 3567/2016.

Part 2: Community Plan. The Community Plan (CP) is the non-statutory portion of the Waskasoo Neighbourhood Plan. A non-statutory plan is approved by Council as a planning tool to assist the community in achieving the vision created for their neighbourhood. The CP component contains community-led policy recommendations where The City of Red Deer and the community will work in conjunction with the Waskasoo Community Association to accomplish these recommendations.

The CP portion of the Waskasoo Neighbourhood Plan was adopted by Council on February 1, 2016 under resolution number 5.

These two separate but interlinked parts of the Waskasoo Neighbourhood Plan clearly illustrate the collaborative approach needed between The City of Red Deer and the Waskasoo community to achieve the objectives of the overarching Waskasoo Neighbourhood Plan. The two plans were prepared together and then separated based on their different approval processes and where implementation responsibility lays.

1.1 Mandate and Alignment with Other Plans

The preparation of the ARP component is authorized under section 634 of the *Municipal Government Act* (MGA) and section 635 of the MGA specifies that the following items must be addressed in an ARP:

a) (an ARP) must describe:
   i. The objectives of the plan and how they are proposed to be achieved,
   ii. The proposed land uses for the redevelopment area
   iii. If a "redevelopment levy" is to be imposed, the reasons for imposing it, and
   iv. Any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the Council considers necessary, and
b) May contain any other proposals that the Council considers necessary.

Section 638 of the MGA requires that all statutory plans adopted by Council are consistent with one another. The two governing statutory plans for the Waskasoo neighbourhood are The City of Red Deer *Municipal Development Plan* and a portion of the plan area falls within the *East Hill Major Area Structure Plan*; the ARP is consistent with the direction contained in these statutory plans.

Development and redevelopment of the Waskasoo neighbourhood is also guided by the following non-statutory plans and other planning documents:

- *Red Deer Trails Master Plan;*
- *Greater Downtown Action Plan;*
- *Waskasoo Park Interpretive Master Plan;*
- *Land Use Bylaw 3357/2006;*
- *Council's Strategic Plan*; and
- *Neighbourhood Planning and Design Standards.*

The MGA does not require the ARP be consistent with the aforementioned non-statutory plans and other planning documents; however care has been taken to ensure the ARP complies with the direction contained within them.

Any redistricting (rezoning) that takes place subsequent to the adoption by Council of this document will require an amendment to the plan to align with the change unless exempted herein. There are no proposed changes to the Land Use Districts (zoning).

1.2 Interpretation

Wording contained in the ARP policies are intentional and contain "shall", "should" and "may" statements. Policy statements that contain "shall" are those which must be followed. "Should" statements mean compliance to the policy is required but the Development Authority has some discretion based on the circumstances of the specific case. "May" statements indicate that the Development Authority determines the level of compliance that is required.

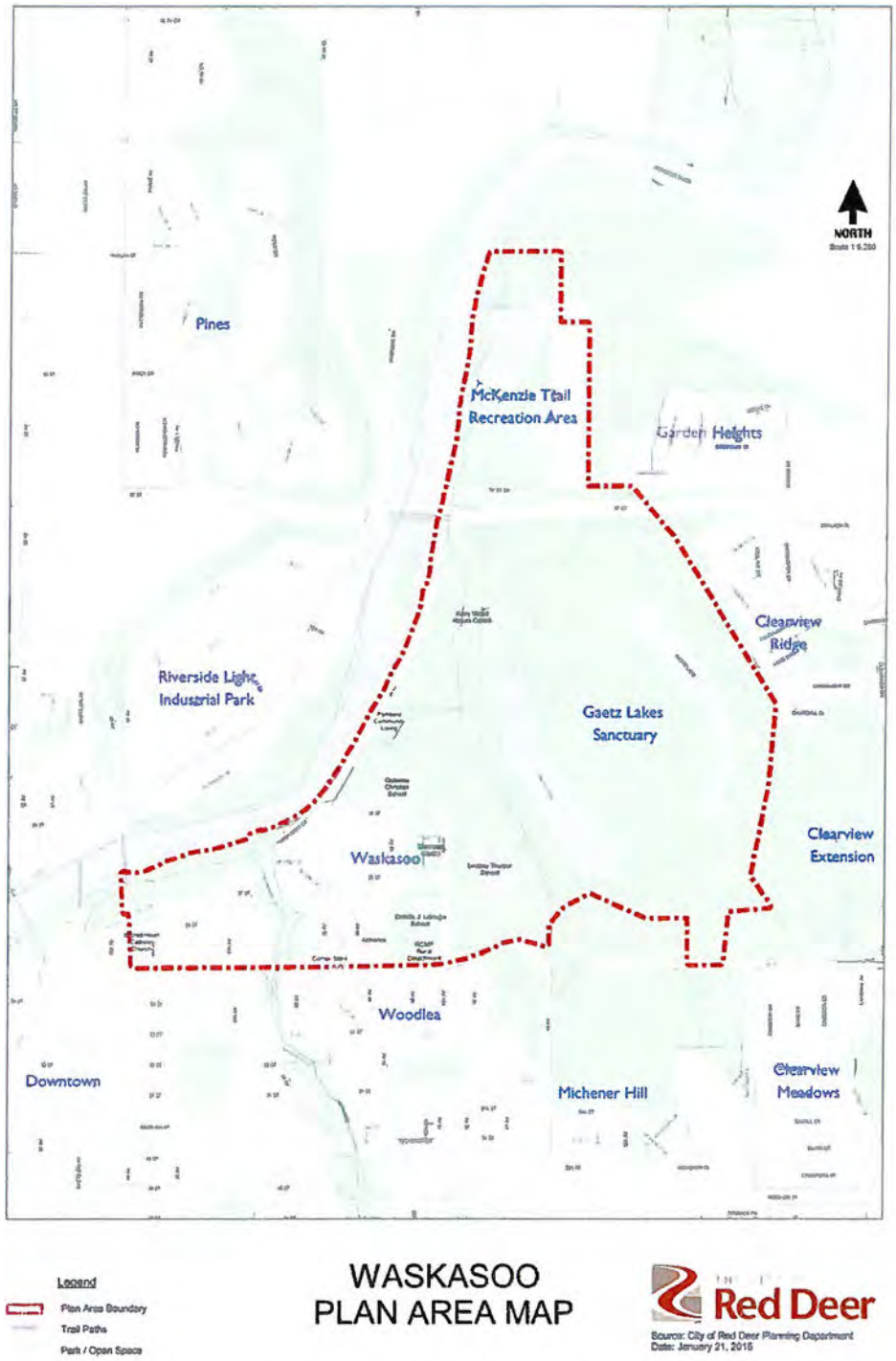


FIGURE 2 – WASKASOO NEIGHBOURHOOD PLAN AREA

2.0 Vision

An integral part of preparing the Waskasoo Neighbourhood Plan was determining a vision for the community. A community identity workshop was hosted on May 8, 2014 at the Streams Christian Church where Waskasoo landowners, residents and stakeholders worked together to find a common vision for the Waskasoo Neighbourhood Plan. The following community vision was established:

"Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic and historical riches."

2.1 Objectives

The MGA requires identification of the ARP objectives. These objectives are established to achieve the community vision by forming the basis for the policies contained within. As Waskasoo redevelops and evolves throughout time, the ARP is set out to accomplish the following objectives:

1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development.
2. Maintain Waskasoo's extensive parks and open space.
3. Preserve and maintain environmental, historical and cultural features.
4. Maintain and enhance trail and pedestrian connections.
5. Encourage the enhancement and maintenance of all properties.

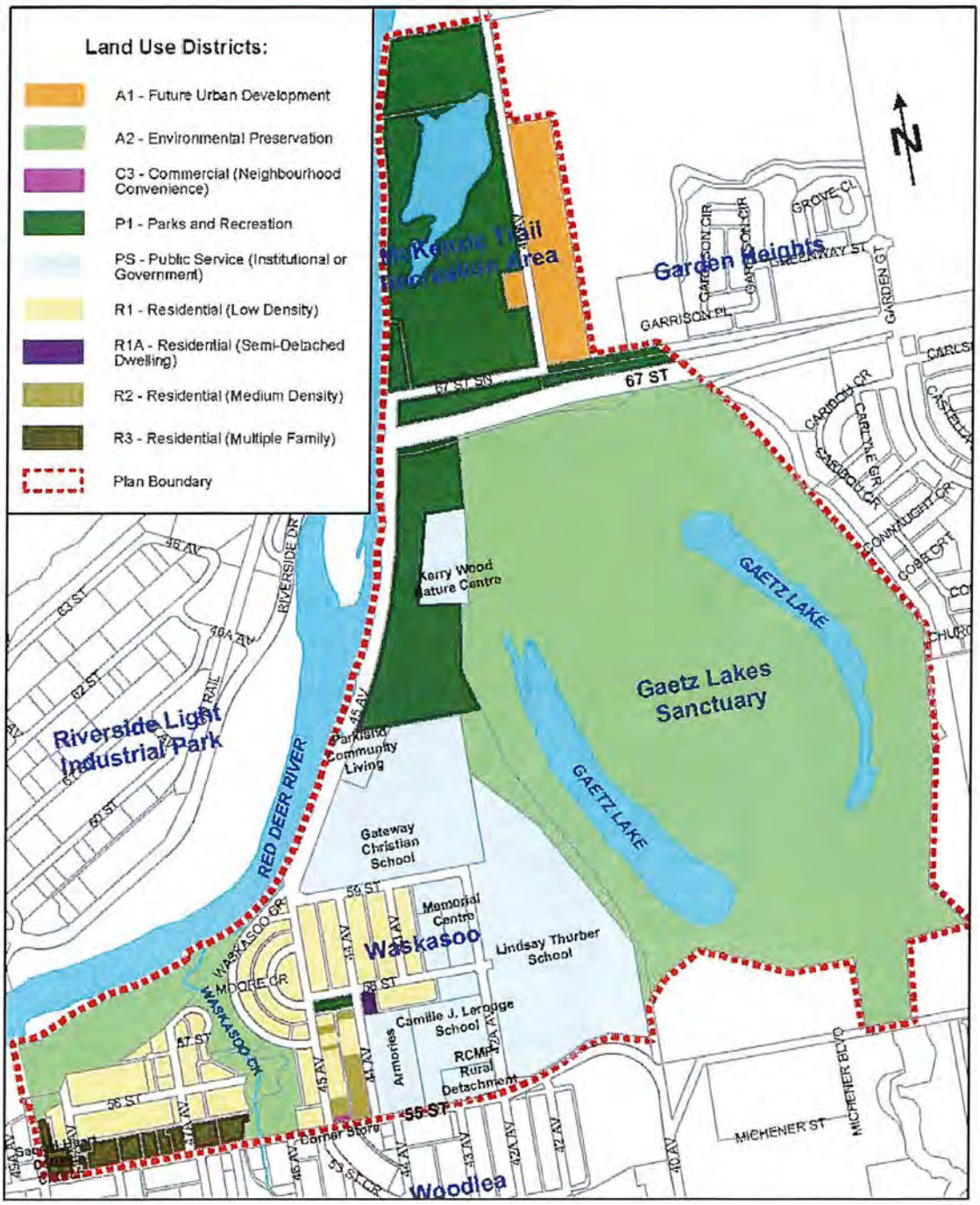


FIGURE 3 – WASKASOO NEIGHBOURHOOD PLAN AREA CURRENT DISTRICTING (ZONING)

WASKASOO

AREA REDEVELOPMENT PLAN

VISION

Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic and historical riches.

PLAN OBJECTIVES

1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development.
2. Maintain Waskasoo's extensive parks and open space.
3. Preserve and maintain environmental, historical and cultural features.
4. Maintain and enhance trail and pedestrian connections.
5. Encourage the enhancement and maintenance of all properties.

PLAN RECOMMENDATIONS

IDENTITY

1 Maintain Character

Redistricting, development, redevelopment, and subdivision shall conform to the *Land Use Bylaw*, and reflect the Character Statements (Appendix 1) and the *Redevelopment Design Guidelines*.

2 Maintain Tree Cover

The Development Authority may require a Tree Preservation Plan as part of a Development Permit Application. If required, a Tree Preservation Plan must contain details about the existing landscaping on the lot(s), including the approximate diameter of trees (measured at breast height (ie) 1.3 metres above ground) and a written statement by a qualified professional on the health of the tree(s) proposed to be removed, retained or relocated shall accompany the Tree Preservation Plan.

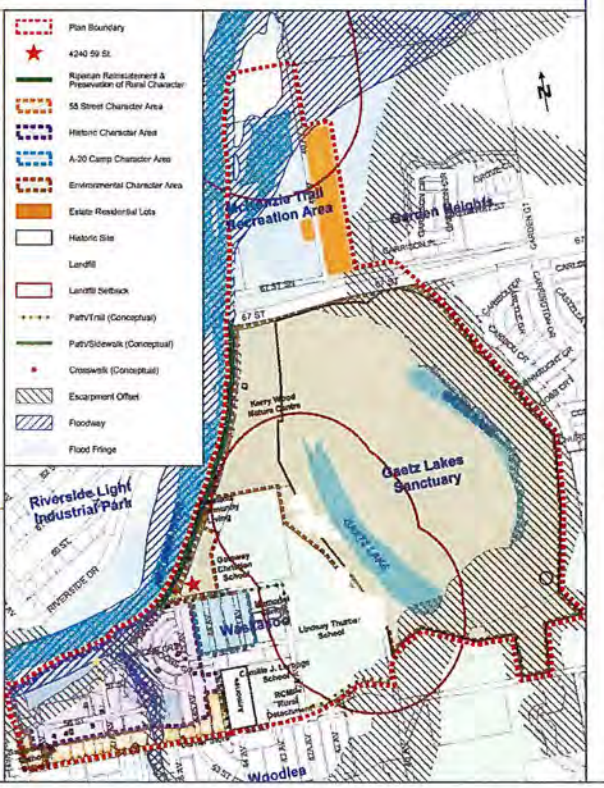
MOVEMENT

1 Missing Links

Sidewalks that are missing or desired will be included in the Capital Sidewalk Program. (Appendix 3) All new or replacement sidewalks and trails should meet the applicable municipal construction standards in place at the time. The City of Red Deer Recreation, Parks and Culture Department, Parks Section and the Waskasoo Community Association to investigate the potential of adding a natural trail to the riverbank.

1 Parks and Trail Network

The *Waskasoo Park Interpretive Master Plan* and other, new or subsequent applicable documents such as the *Red Deer Trails Master Plan* shall guide development and redevelopment in Waskasoo Park, the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre and the McKenzie Trails Recreation Area. Efforts should be made to reduce tree loss and impacts to root zones.



LAND USE

3 4240 – 59 Street

4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.

4 Estate Residential Lots

All estate residential lots (currently zoned A1) shall not have any further intensification through an increase in the number of dwelling units, including secondary suites, or lots.

5 Low Impact Commercial Overlay District

Any applications received for a Low Impact Commercial Overlay District within the Waskasoo Plan area will not require a Plan Amendment

6 Designation of Historic Sites

Owners of historic homes are encouraged to work with The City to designate properties as Historic Sites. Designation will assist in the long term preservation of these unique and important pieces of Red Deer's history. (Appendix 2)

IMPLEMENTATION

Maintain Character

The City of Red Deer will initiate amendments to the *Land Use Bylaw* to reference the *Redevelopment Design Guidelines* and expand the applicable residential and commercial land use districts.

Maintain Tree Cover

The City of Red Deer undertook in October, 2015, amendments to the Land Use Bylaw which enabled the Development Authority to require additional information at the Development Permit application stage.

Preservation of Rural Character

Throughout review and implementation, the City of Red Deer will address concerns identified by Federal and Provincial Regulations such as, but not limited to, the protection and enhancement of fish and wildlife habitat, ecosystems and historical resources within riparian areas. The review will assist in determining the most beneficial road cross section for 45th Avenue, north of 59th Street, aiming to retain its rural character within the riparian area and the gateway to the Gaetz Lakes Sanctuary/Kerry Wood Nature Centre. Long range options should be considered to improve the long term health of the river bank.

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Questions? Contact the Planning department at 403-406-8700 or planning@reddeer.ca

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ARP Appendix 1

Waskasoo Character Statements

City of Red Deer Planning Department

These Character Statements form part of the Waskasoo Area Redevelopment Plan and are incorporated into and form part of The City of Red Deer Land Use Bylaw

12/15/2015

Waskasoo Character Statements

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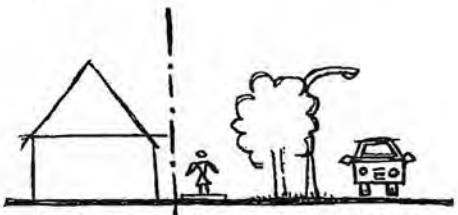
1. Introduction

All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property or public infrastructure occurs, concerns over losing the "character" of a neighbourhood are often raised. The following Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another.

Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The 'Character' is specifically identified and design guidance given to redeveloping an area intentionally.



Individual Private Property | Public Streetscape: Sidewalk, Trees, Lighting, and Roads

Each Character Statement contains the following information which serves to define the overall characteristics:

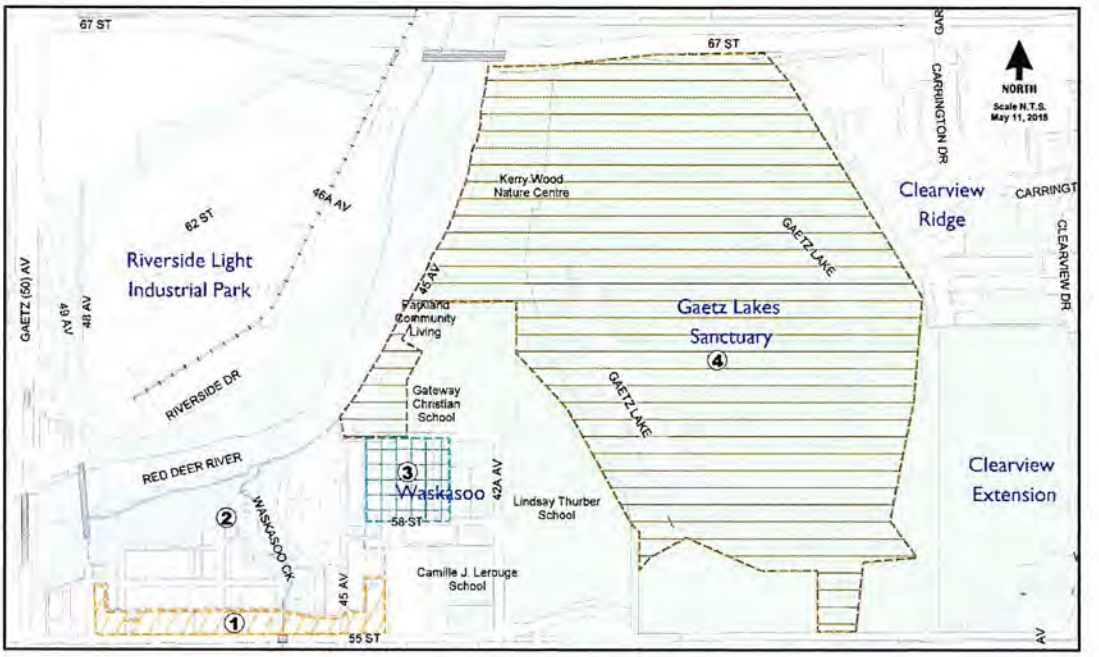
- Character Statement Area Map
- Context and History
- Common Forms and Scale of Buildings
- Common Building Materials
- Other Common Elements
- Recommended Design Elements

1.1 Intent of Character Statements

The intent of the Character Statements is to define some design parameters to which a new proposal for redevelopment within a defined area should adhere.

The Character Statements specific to the Waskasoo neighbourhood were developed with assistance from community members and the Waskasoo Community Association. Their assistance made it possible to create these Character Statements and their sincere efforts are greatly appreciated.

The Waskasoo neighbourhood is divided into four (4) distinct Character Areas, highlighted in the following map. Character Statements have been created for each of the four (4) Character Areas.



THE CITY OF Red Deer

WASKASOO PLAN AREA
CHARACTER AREA MAP

All of the photographic images used in the following Character Statements, unless otherwise noted, were taken by The City of Red Deer Planning Department in 2014 or 2015, or contributed by the community. Assistance from the community, by the Waskasoo Community Association, and their individual members are greatly appreciated and recognized.

1.2 How Character Statements are Applied

When an application for development permit to redevelop a lot, or a subdivision application is received, City Administration will evaluate the application based on conformity with:

- The City of Red Deer statutory plans (including but not limited to the *Municipal Development Plan*, *Area Structure Plans*, *Area Redevelopment Plan*);
- The *Land Use Bylaw*;
- Consultation with internal City departments and landowners within 100 m of the subject lot;
- The *Redevelopment Design Guidelines* planning document;
- The applicable Character Statement; and
- The contents of the Letter of Intention submitted by the Applicant with Development Permit applications for redevelopment within a Character Statement area.

Character Statements are a planning tool that will be applied in conjunction with the generally applicable *Redevelopment Design Guidelines* and The City of Red Deer's *Land Use Bylaw* to evaluate if an application maintains the character of the area. Where the regulations in the *Land Use Bylaw* or the *Redevelopment Design Guidelines* conflict with the

Character Statements, the Character Statements shall prevail. The Context and History, Common Forms and Scale of Buildings, Common Building Materials and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development complements or maintains the character of the area.

A Letter of Intention shall be submitted by the Applicant with Development Permit applications for redevelopment within a Character Statement area addressing how the proposal is sensitive to the Immediate Street Context as identified in the relevant Character Statements.

The Character Statements may only be amended in accordance with the procedures set out in the Municipal Government Act for amendments to a Land Use Bylaw.

1.3 Properties Designated Historical Preservation or Historical Significance

Applications for properties that are identified in the City of Red Deer's LUB as HP (Historical Preservation) or HS (Historical Significance) are to be reviewed applying the *Standards and Guidelines for the Conservation of Historic Places in Canada* as well as *Alberta's Creating a Future for Alberta's Historic Places*. The Federal and Provincial requirements take precedence over The City of Red Deer's requirements.

1.4 Interpretation

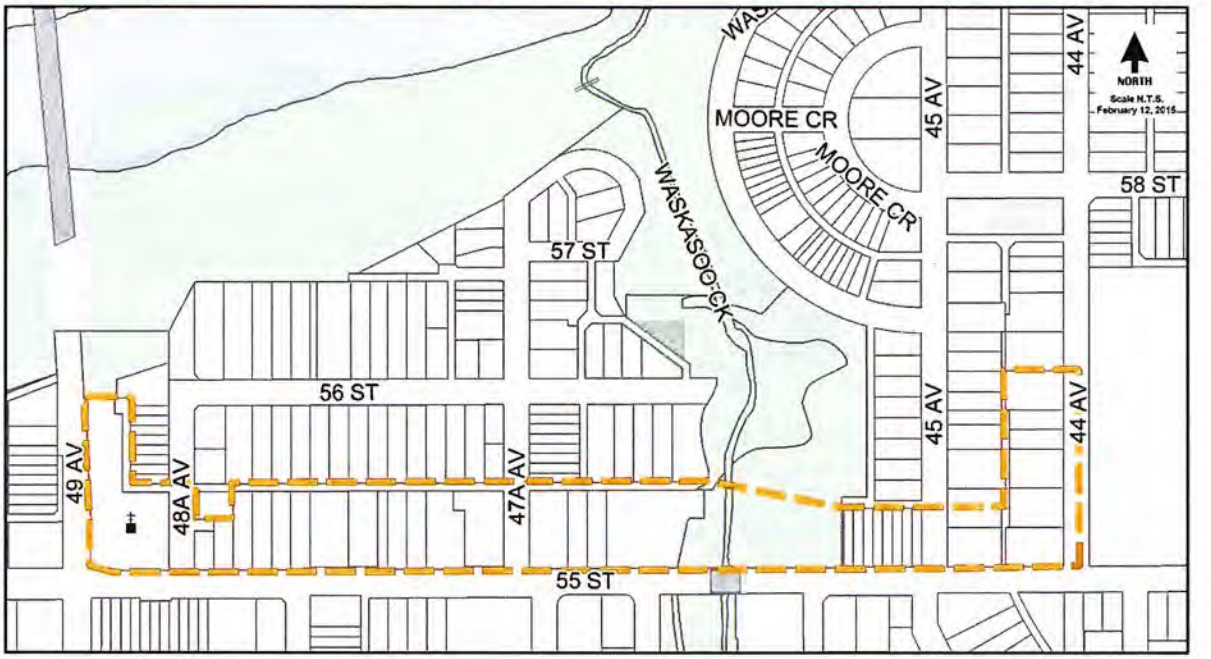
Wording contained in the following Character Statements are intentional and contain "shall", "should" and "may" statements. Character Statements that contain "shall" are those which must be followed. "Should" statements mean compliance is required but the Development Authority has some discretion based on the circumstances of the specific case. "May" statements indicate that the Development Authority determines the level of compliance that is required. Terms identified by capitalized first letter are found in the Definitions section of this document.

Tree Preservation is important to the Community consequently the following Waskasoo Area Redevelopment Identity Policy 2 – Maintain Tree Cover applies to all Character Areas.

The Development Authority may require a Tree Preservation Plan as part of a Development Permit Application. If required, a Tree Preservation Plan must contain details about the existing landscaping on the lot(s), including the approximate diameter of trees (measured at breast height (ie) 1.3 metres above ground) and a written statement by a qualified professional on the health of the tree(s) proposed to be removed, retained or relocated shall accompany the Tree Preservation Plan.

2. 55th Street Character Statement

2.1 Character Statement Area Map



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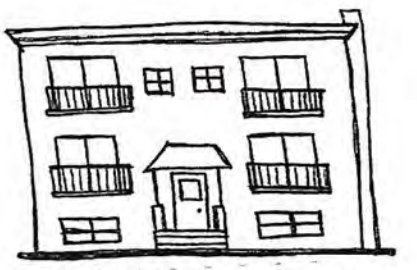
WASKASOO PLAN AREA
55 STREET CHARACTER AREA

2.2 Context and History

The 55th Street area is predominantly comprised of walk-up style apartment Buildings, with the exception of the ten (10) existing single detached dwellings on the eastern limits of the Character Area, a commercial site at the corner of 45th Avenue and 55th Street, and the Sacred Heart Catholic Church at the corner of 49th Avenue and 55th Street. As 55th Street became more of a major thoroughfare the single detached dwellings were, for the most part, replaced with walk-up style apartment Buildings.

Single Family Dwelling

Apartment Building on 55th St.



Walk-up Style Apartment

The single detached dwellings were the first style of residence built in the Character Area, and were built between 1928 and 1956. The original Sacred Heart Catholic Church was constructed in 1925. It was replaced with the existing larger church Building in 1959. The multiple family apartment Buildings that replaced the original single detached dwellings were built between 1963 and 1979.

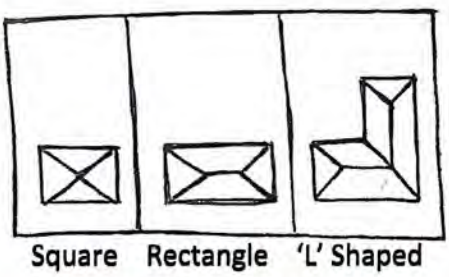
2.3 Common Forms and Scale of Buildings

- Apartment Buildings ranging from 2 to 3 storeys that are raised a half-storey to allow light into the basement units.
- Apartment Buildings generally have vehicular access and gravel parking areas located at the rear with a generous, landscaped Front yard.
- The single detached dwellings are all 1 or 1½ storeys with very simple traditional square, rectangular, or 'L' shaped Building footprints with minimal decorative details.
- The Sacred Heart Catholic Church is a unique, purpose-built Building with large gravel parking area to the north of the Building and fully exposed to 49 Avenue

Raised ½ Storey

2.4 Common Building Materials

- Brick
- Wood
- Stucco
- Metal
- Vinyl siding/cladding



Apartment Buildings along 44th Avenue

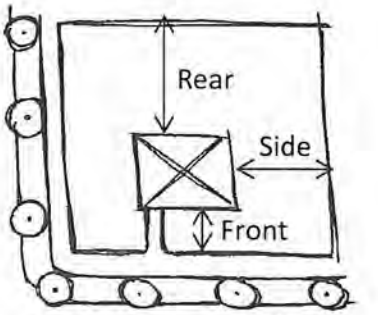
Apartment Building on 55th Street

2.5 Other Common Elements

- Apartment Buildings with projecting balconies, flat roofs, and prominent front entries

Apartment Building with balconies, flat roof, and prominent front entry

- Mature trees and Landscaping, some trees are identified in the *Land Use Bylaw* as having Historical Significance (HS).

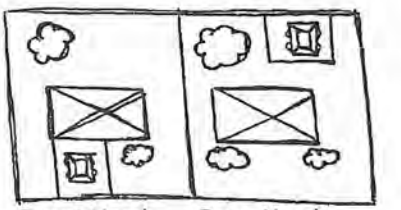


Setbacks

2.6 Recommended Design Elements

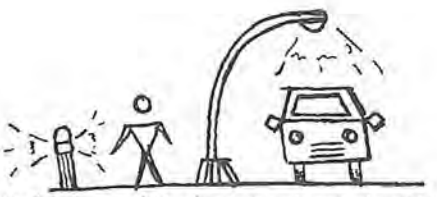
1. Front, side, and Rear Yard Setbacks around Buildings shall be maintained to preserve existing mature Landscaping, to allow successive trees to mature or be planted, and to maintain privacy and seclusion. Every effort should be made by property owners to save existing mature trees.
2. Existing specimen conifer and deciduous trees shall be identified on a site plan/tree preservation plan and protected during site construction activities and after by ensuring Buildings, services or Hard Surface areas are not sited too close.
3. New trees planted should be of a species, preferably native, that is currently found in the 55th Street Character Area and tolerant of the streetscape conditions.
4. New multiple family Buildings shall locate parking underground or on Hard Surface parking areas at the rear or side of the Building. Parking areas located in the Front yard shall not be permitted. Parking areas shall be landscaped in accordance with the Landscaping requirements of the *Land Use Bylaw*, shall have direct pedestrian connectivity to the Building and public street, and shall be designed to accommodate the needs of our climate by using such design elements as terracing, canopies or Cantilevers at Building entrances to provide weather protection, and the use of pedestrian and vehicular Scale lighting as appropriate to enhnce safety and security.
5. The development and redevelopment of multi-family buildings shall be upgraded in terms of design quality, materials and construction quality as well as Landscaping as deemed appropriate to the highly visible location and proximity to downtown.
6. Multiple family Buildings shall have private, useable balconies that are incorporated into the building design.
7. The use of flat roofs as functional Green Roofs is encouraged.

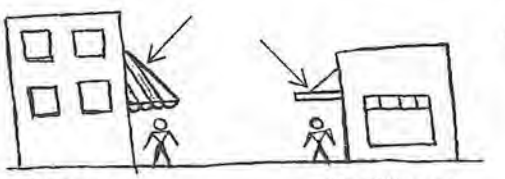
Underground Parking


Front Yard Parking Not Preferred

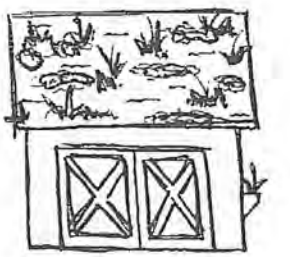
Rear Yard Parking Preferred

Landscaped Parking


Vehicle and Pedestrian Scale Lighting


Canopy

Cantilever

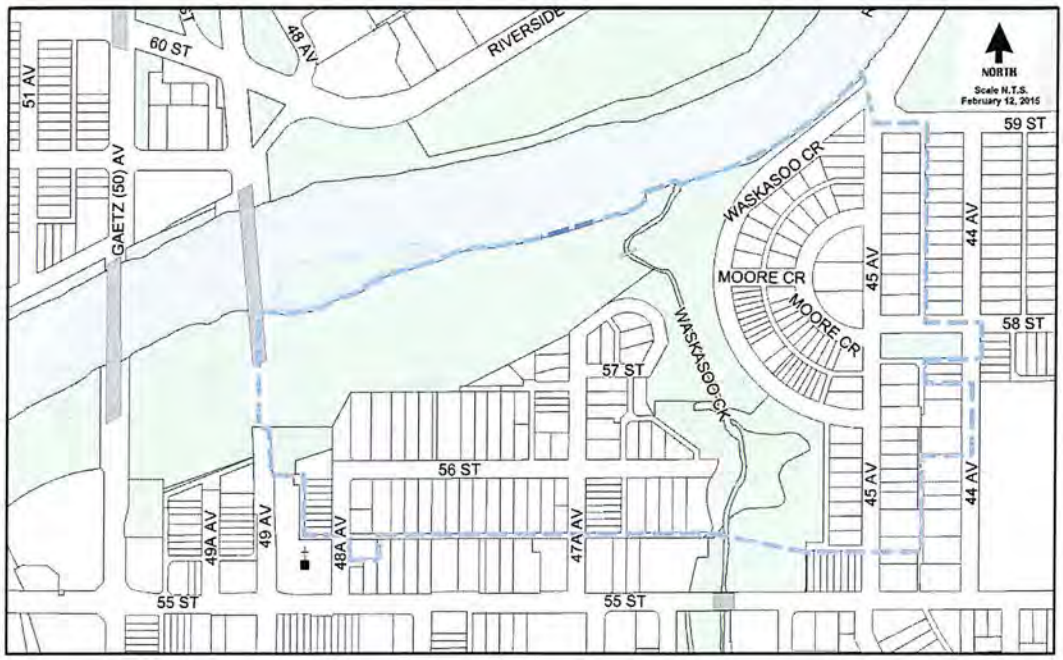

Green Roof

Sacred Heart Church 5508 – 48A Avenue

Apartment Buildings along 55th Street

3. Waskasoo Historic Core Character Statement

3.1 Character Statement Area Map



THE CITY OF Red Deer

WASKASOO PLAN AREA
HISTORIC CORE CHARACTER AREA

3.2 Context and History

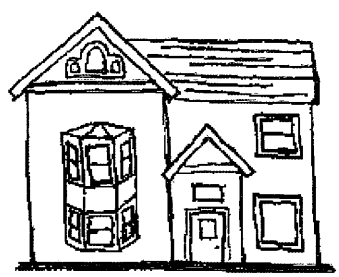
The Waskasoo historic core includes two separate historic areas bisected by Waskasoo Creek that have many common elements. This Character Area contains a number of historic residences and numerous dwellings constructed in the decade after WW II. The area is significant for its association with the theme of early residential development in Red Deer. Several of the homes were built prior to the economic crash of 1913 as part of the early residential development that occurred in the first decade

of the twentieth century. This Character Area includes a significant number of The City of Red Deer's listed heritage properties.

The Waskasoo neighbourhood is associated with two important Urban Planning movements; the Garden City and City Beautiful. The City Beautiful movement emphasized grandeur, order, symmetry, and harmony in the built environment believing that these qualities would consequently be inspired in the residents. The Garden City movement emphasized the creation/maintenance of parks, green spaces, spacious lawns and gardens. Both sides of the creek exhibit characteristics of both movements. Both movements worked together and focused on different aspects. City Beautiful is a beautification and functional architectural design based movement and Garden City was a city and subdivision urban planning movement. Moore Crescent and Waskasoo Crescent were laid out along Waskasoo Creek and the Red Deer River following these principles thus lending the now century old area a unique charm and park-like quality.

November 1948 - Aerial Photo of the Waskasoo Neighbourhood (Red Deer and District Archives; P210)

East of Waskasoo Creek, the historic homes were built between 1905 and 1923, shortly ater William Addison Moore subdivided the land by the river into suburban lots. William Moore was one of Red Deer's founding fathers; he was the Manager of the Western Telephone Company and Western General Electric, and original owner of the historic Moore Residence located along 45th Avenue. Many of the dwellings within this area were built between 1900 and 1912 and began the establishment of the aesthetics of the Waskasoo neighborhood. These Buildings include 2 ½ storey Edwardian style dwellings such as the Moore, Galbraith, Simpson and the Weddell Residences along with 1 ½ storey Craftsman style bungalows such as the Sharman and the Russell Residences.



2 ½ Storey Edwarian Style

West of Waskasoo Creek the central focus surrounds "Son-in-law Row" (56th Street) which is a picturesque, residential street near the downtown and a local landmark in the former subdivision known as River Park. This name, "Son-in-law Row", refers to the fact that some of the dwellings located in this area were originally constructed for the daughters and sons of the early founding father of Red Deer, Rev. Leonard Gaetz. This area also reflects the philosophies of the Garden City and City Beautiful movements, although less rigidly and obviously as Moore and Waskasoo Crescents. The historic dwellings were built between 1903 and the 1930's. There is an additional grouping of post war homes from the 1940's and 1950's and some more modern dwellings as well.

1 ½ Storey Craftsman Style

These historic dwellings are joined by numerous 1 storey and 1 ½ storey dwellings built from approximately 1946 to 1955. These dwellings reflect post-war/oil-boom residential development in The City of Red Deer when many small homes were built on lots that had remained empty since the 1913 economic crash. The majority are in the Minimal Traditional and Ranch architectural styles.

Minimal Traditional Style

Ranch Style

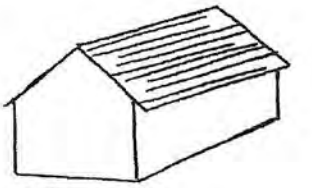
Separated sidewalks with tree lined streets

3.3 Common Forms and Scale of Buildings

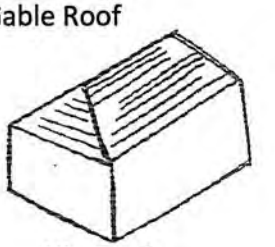
- Pre and post-war single detached dwellings ranging in size from small 1 storey dwellings to large 2 ½ storey dwellings influenced by Edwardian, Queen Anne, Foursquare, Arts and Crafts, Prairie and Craftsman architectural styles. Refer to the definitions section for additional information related to these architectural styles.
- 1 and 1 ½ storey post-war dwellings built in the 1940's and 1950's, in the the Minimal Traditional and Ranch architectural styles.
- Gable and Hip Roofs, often with Dormer windows, creating living space within the roof and

some type of porch entry feature with a Prominent Entry are common. The use of cornices, Dentils and decorative shingle cladding in the Gable ends is a common feature as is a symmetrically designed front façade with a prominent main entrance.

- Detailing from other architectural styles, such as Gothic or Tudor, often Scaled down elements.
- Consistent relationship between sidewalk location, finished floor elevations, Building Front Yard Setbacks, street tree locations, and road widths.
- Mature trees within the boulevard area.
- Larger lots with generous Front and side Yard Setbacks that are well treed and landscaped adding to the aesthetic appeal of the streetscape. On 56th Street, known as "Son-in-Law" Row, some homes have large Front Yard Setbacks.
- Scale is related to architectural style and should be reflected in the building design. For instance, 1 to 1 ½ storey dwellings have a Minimal Traditional or Ranch architectural style, and have a smaller square footage than what became common after WW II.



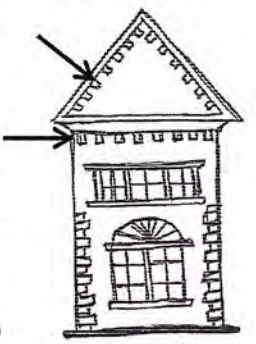
Gable Roof



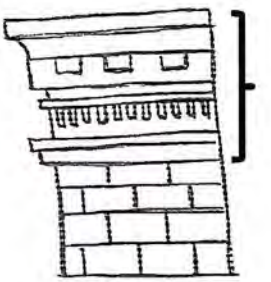
Hip Roof

Dormer Window

Prominent Entry



Dentils



Cornice

Decorative Shingle Cladding

F.W. Galbraith Residence (HS 21)

Simpson Residence (HS 56)

3.4 Common Building Materials

- Wood cladding (wood shingle cladding, clapboard siding) or wood-replica siding
- Brick or stucco; Stone, river rock, sandstone
- Asphalt shingles or cedar shakes
- Stone, sandstone, cement, cement block or brick foundations

Detached Garage

3.5 Other Common Elements

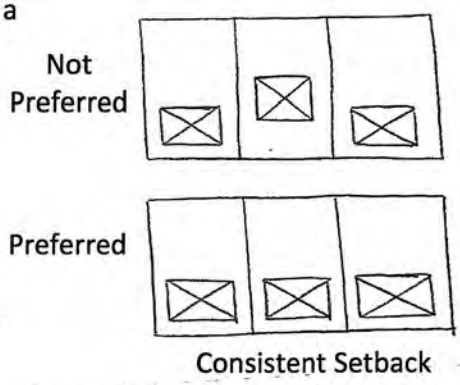
- Mature tree lined streets with separated sidewalks
- Large well landscaped, maintained yards complete with mature vegetation
- Rear gravel lanes for vehicular access with a detached garage - Only lots with no rear lane have front driveways, garages and/or parking pads
- Very walkable streets. The streets and trails becoming informal meeting places

J. Weddell Residence (HS 30)

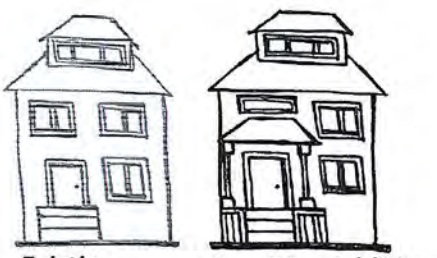
Bill Lodewyk Residence

3.6 Recommended Design Elements

1. A Tree Preservation Site Plan shall be required to accompany a development permit application in this Character Area which shall identify by location, type and size, all existing trees, natural and manmade features, Boundary hedges and landscaped boulevards. The Plan shall identify what is to be removed/relocated/preserved on site as well as any proposed tree replacements required as a result of tree removal.
2. Lots shall be compatible with and similar to the width, depth, and area of properties existing within the Immediate Street Context as the proposed redevelopment.
3. Dwellings shall be sited on the lot to be compatible with the existing pattern of dwelling placement, in terms of front, side, Flankage, and Rear Yard Setbacks prevalent in the Immediate Street Context.
4. Slight variance to Front Yard Setback may be allowed to maintain existing natural features/ trees and to better align with the Immediate Street Context.
5. Sensitive additions proposed to the front façade should be supported when the Front Yard Setback, Building design, siting and materials utilized are compatible with the Immediate Street Context. Each proposal would be assessed individually and would look at the proposed location in relation to the existing Building footprint, average of Setbacks in the Immediate Street Context and impacts to existing mature vegetation.
6. Exterior Building Materials and colours should be reflective of, similar to and compatible with



Consistent Setback



Existing Sensitive Addition

those present within the Immediate Street Context. Distinct accent colours are encouraged.

Reflecting Common Building Materials and Colors

Dominant Garage

7. Dwellings shall have a prominent primary entrance on the main frontage and generally be reflective of Edwardian, Queen Anne, Foursquare, Arts and Crafts, Prairie, Craftsman, Minimal Traditional and/or Ranch architectural styles.
8. Front Attached Garage shall only be accepted where there is no rear lane access. Where front Attached Garages are allowed, the dominance of the garage shall be reduced by having the façade of the garage flush with the front façade of the dwelling or recessed a minimum of 1.5 m behind the front façade of the dwelling. No front street access driveways, front street access parking pads, or front street access Detached Garages shall be permitted where there is vehicular access available from a rear lane or side street unless currently existing.

Non Dominant Garage

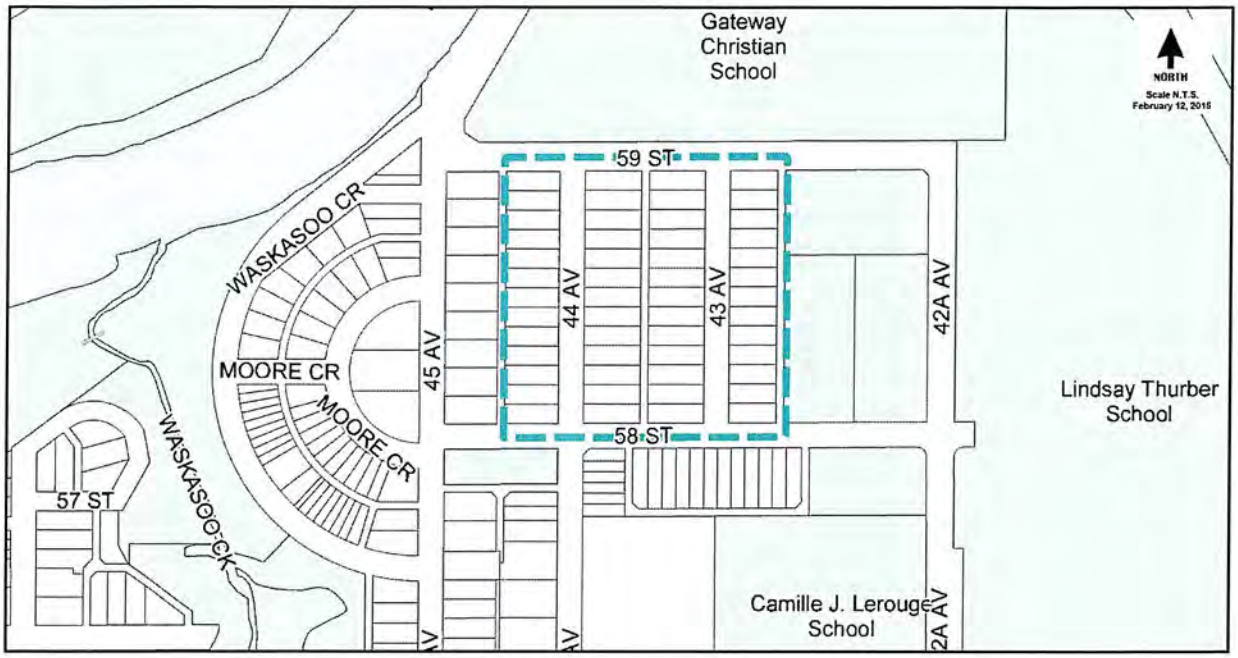
9. Upper storey living spaces, wholly or partially, should be incorporated within the roof structure for inceased floor area. Dormer/end gable windows are encouraged to provide adequate light.
10. The height and total floor area of all accessary Buildings shall not exceed the footprint area or height of the principal Building. Accessary uses shall be subordinate in size and use to the principal Building.

End Gable Window

Julian Sharman Residence

4. Waskasoo A-20 Camp Character Statement

4.1 Character Statement Area Map



THE CITY OF Red Deer

WASKASOO PLAN AREA
A-20 CAMP CHARACTER AREA

4.2 Context and History

After WWII, the majority of the Department of Defence's land from the A-20 Army Camp was divided up for development. The City of Red Deer was experiencing a huge population boom and housing was needed for returning Veterans. The Federal Government began the pragmatic construction of Veteran Land Act (VLA) homes in 1945, lining these streets with modest dwellings. These dwellings remind us of the sacrifices made by the veterans of WWII and walking these streets gives the impression that creative expression, connection, nature, and community, seems to be valued over square footage.

Separated sidewalks with tree lined streets

4.3 Common Forms and Scale of Buildings

- 1 or 1 ½ storey dwellings with flat, single dimension facades, and a central Prominent Entry.
- Buildings designed for efficiency, utilizing standard lengths of joists, and framing membranes.
- 1 ½ storey dwellings have simple steep pitched roofs, often with no overhang.
- The overall shape is very square or rectangular and compact, with few ornamental features.

Flat Single Dimension Facade

- Large side yards, consistent Front Yard Setbacks ranging from 6 m to 8 m, and deep Rear Yards ranging from 38 m to 45.5 m. Lot widths are consistently between 15.5 m and 16 m.
- No vehicular access from the street. Detached garages are accessed from the rear lane, are out of sight, and don't affect the character when viewed from the street.
- Additions are common in the rear but there are many smaller side yard additions, and some have added Dormer windows.

Detached Garage

- Most redevelopment has been built upon the existing dwelling or foundation, but each builder has come up with a style that compliments the area in its own way.
- Size of original homes was either 57 m^2 or 68 m^2 but additions and renovations have allowed up to approximately 130 m^2.
- Only replacement and renovated dwellings exceed 1 ½ storeys in height.
- Some dwellings have Cantilevered projections, Dormers and porch features.

Typical unmodified dwelling

Typical dwelling form with modified porch, Dormer and side/rear addition.

4.4 Common Building Materials

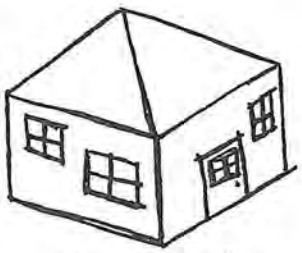
- Wood
- Stucco
- Horizontal or vertical vinyl siding
- Concrete or stone faced foundation
- Brick detailing

4.5 Other Common Elements

- Well connected sidewalks and pathways with streets laid out in a grid pattern
- Mature tree lined streets with separated sidewalks

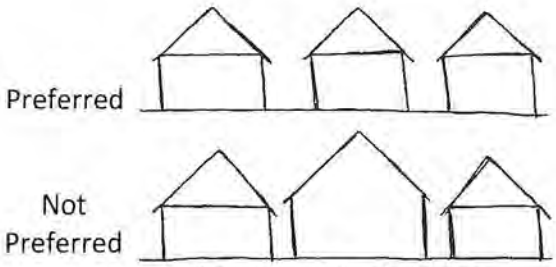
4.6 Recommended Design Elements

1. The simple, rectangular form and proportions of the original Post-War houses should form the basis for design inspiration as opposed to replication. A design showing efficiency in the use of materials, systems and technologies as well as reflecting some of the architectural pattern language of the Immediate Street Context is desirable.
2. Roof ridge and eave height as well as roof style, typically pyramid or peaked, should align with the Immediate Street Context. If there is inconsistency resulting from height differences, the proposed Building elevations should include architectural detailing, Building articulation and stepping back of the upper floor(s) to break up the larger Building form and reduce the impact to adjacent properties.



Pyramid Roof

Stepping Back Upper Floors



Consistent Roof Design

3. Dwellings should be 1 to 2 storeys in height. Dormers or similar design elements should be encouraged to provide some additional accommodation in the roof.
4. Building additions, greater than 30% of the floor area of the existing Building, shall be located in the rear and only additions 30% or less of the floor area of the existing Building, shall be located to the side.
5. The average of the adjacent Front Yard Setbacks, commonly deep Rear Yards and the typical appearance of large side yards when viewed from the street shall be required unless there are obvious anomalies that must be considered.
6. No front street access driveways, front street access parking pads or front street access garages where there is vehicular access available from a rear lane or side street shall be permitted.
7. Sensitive additions proposed to the front façade should be supported when the Front Yard Setback, Building design, siting and materials utilized are compatible with the Immediate Street Context. Each proposal will be assessed individually and will look at the proposed location in relation to the existing Building footprint, the immediately abutting existing Buildings foot prints, average of Setbacks in the Immediate Street Context, and impacts to existing features.
8. The height and total floor area of all accessary Buildings shall not exceed the footprint area or height of the principal Building. Accessory uses shall be subordinate in size and use to the principal Building.

5. Waskasoo Environmental Character Statement

5.1 Character Statement Area Map

THE CITY OF Red Deer

WASKASOO PLAN AREA
ENVIRONMENTAL CHARACTER AREA

5.2 Context and History

The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School. These lands were originally part of Glenmere Farms and then a portion of these lands became the A-20 Army Camp during WWII.

The area north of 59th Street and east of 42A Avenue has a greater need for environmental protection and sensitive development due to a shared drainage catchment area uninterrupted by much infrastructure with the Gaetz Lakes Sanctuary, the Kerry Wood Nature Centre, and proximity to McKenzie Trails Recreation Area and the Red Deer River. The Gaetz Lakes Sanctuary is a Provincially regulated Bird Sanctuary, consequently, development within the Sanctuary is not anticipated.

The McKenzie Trails Recreation Area and the Future Urban Development Lots have a number of constraints associated with them including being in the flood plain, flood fringe, an escarpment area and a land fill setback area. As a result no further intensification through an increase in the number of dwelling units shall be permitted; these areas are not included in the Environmental Character Area.

5.3 Common Forms and Scale of Buildings

- Natural features including native vegetation, mature trees, and a minimal Building coverage.

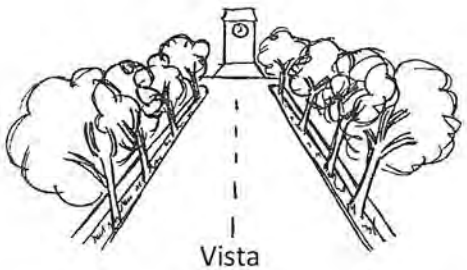
- Buildings are typically 1 storey with flat roof construction.
- Gravel or asphalt parking areas with native naturalized Landscaping.
- Two Heritage properties are located within this area; the Wishart Cabin Site within Gaetz Lakes Sanctuary, and the Allen Bungalow at Kerry Wood Nature Centre.
- The natural and recreational areas tend to have few, smaller structures and park furnishings.

5.4 Common Building Materials

- Wood and Stone

5.5 Other Common Elements

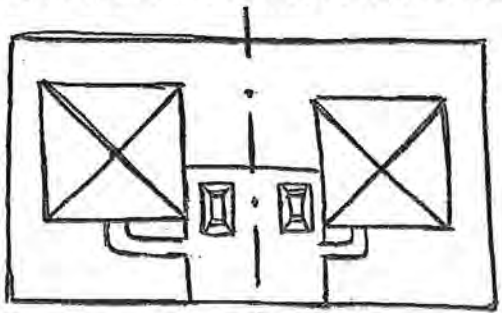
- Rural character with native, naturalized landscapes, rural road cross sections, a lack of fencing
- A wide open sense of space that is not common in other areas of the City



Vista

5.6 Recommended Design Elements

1. A conservation development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife. For Public Service uses with a residential component like Assisted Living, concepts such as Pocket Neighbourhoods may be considered.
2. Mature street character, scenic Vistas viewable from the road, and existing natural features of the area shall be maintained.
3. Buildings should be designed to include environmentally sustainable design features by incorporating the use of green technologies, Ecological Design, water conservation measures.
4. Low maintenance Landscaping with native non-invasive plant material shall be required and the incorporation of both Xeriscaping and Naturescaping is encouraged. The use of herbicides and pesticides is strongly discouraged.
5. Landscaped areas and islands throughout parking and storage areas shall be provided to intercept precipitation, reduce surface heating, provide canopy shading, and enhance the appearance.
6. Permeable and semi-permeable paving surfaces should be provided to improve ground water recharge and reduce storm water runoff.
7. A system to capture and recycle roof runoff and rainwater should be provided for landscape watering. If this system is proposed, the use of roofing materials that do not yield contaminants is recommended.
8. Adaptive reuse of existing Buildings and structures is encouraged.
9. All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River.
10. Shared driveways are encouraged. Other reductions in impervious surfaces may be achieved through the elimination of curbing and the use of decorative pervious surfaces for sidewalks, driveways, and trails.



Shared Driveway

11. Disruption of any open space proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on development plans and shall be restored with vegetation that is compatible with the natural characteristics of the site.
12. Excavated material may be used for the creation of berms or to provide a low fertility soil for the creation of wild flower meadows or similar semi-natural habitats to blend with the more naturalized character of the area.
13. Existing specimen conifer and deciduous trees shall be identified on a site plan and protected during site construction activities and after by ensuring Buildings, services or Hard Surface areas are not sited too close.
14. New trees planted should be of a similar species than what is currently found in the Waskasoo Environmental Character Area. Edible vegetation such as fruit trees and berry bushes should be included in Landscaping.
15. New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.
16. Location, style, and amount of fencing proposed around and/or adjacent to open space areas shall have consideration for the movement of wildlife and the prevention of opportunities for wildlife entrapment.
17. In order to reduce ambient light levels which will reduce the impact of light on nocturnal environments, exterior lighting on Buildings or within yards should be pointed down particularly near the Sanctuary.

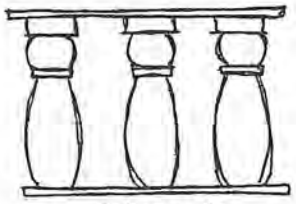
Existing road cross section on 45th Avenue north of 59th Street

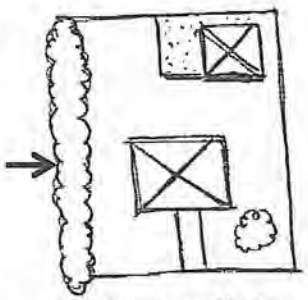
6. Definitions

Attached Garage

Arts and Crafts Style developed in the 1860s as a reaction against the growing industrialization of Victorian Britain. Those involved believed in the equality of all the arts and the importance and pleasure of work. The appearance of the style resulted from the principals involved in the making of the objects. By the end of the century such ideals had affected the design and manufacture of all the decorative arts in Britain. The principle characteristics are:

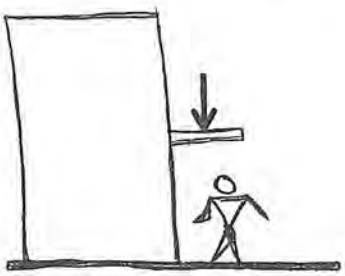
- Truth to materials; meaning preserving and emphasizing the natural qualities of the materials used to make objects was one of the most important principles of Arts and Crafts style
- Simple forms; where there was no extravagant or superfluous decoration and the actual construction of the object was often exposed
- Natural motifs as Nature was an important source of Arts and Crafts motifs as the patterns used were inspired by the flora and fauna of the countryside
- The vernacular - The vernacular, or domestic, traditions of the British countryside provided the main inspiration for the Arts and Crafts Movement.


Balustrade


Boundary Hedge

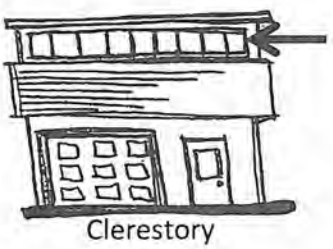
Attached Garages are enclosed parking areas which are integrated into the main dwelling structure and are typically accessed from a driveway connecting to a municipal street or rear lane.

Balustrade, also called spindle or stair stick, is a molded shaft, square or lathe-turned form, a form cut from a rectangular or square plank, various forms, made of stone or wood and sometimes of metal, standing on a unifying footing, and supporting the coping of a parapet or the handrail of a staircase.


Cantilever

Building means any structure used or intended for supporting or sheltering any use or occupancy.

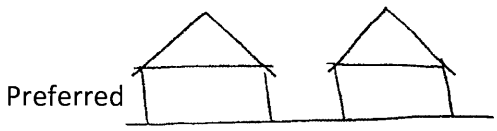
Boundary Hedge is vegetation in the form of hedges or shrubs located on or adjacent to the registered property line of a site.


Clerestory

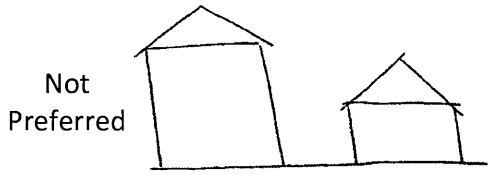
Building Materials are materials used for construction. For the purpose of this document, building **m**aterials predominantly refer to exterior cladding materials, such as brick, stone, and wood.

Cantilever is a beam anchored at only one end. The beam carries the load to the support. Cantilever construction allows for overhanging structures without external bracing. This is in contrast to a simply supported beam which is supported at both ends.

Clerestory is a high wall with a band of narrow windows along the very top. The clerestory wall usually rises above adjoining roofs.



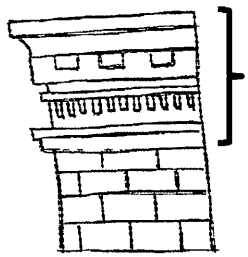
Common Form is a similarity in the shape, outline or configuration of a structure as apart from colour, materials, etc.



Common Scale

Common Materials is a similarity in the substance, or a mixture of substances that constitute a thing.

Common Scale is a similarity in size based on an informal system of general size categorizations useful for comparison purposes.



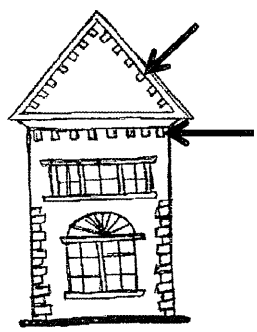
Cornice

Cornice is generally any horizontal decorative molding that crowns a building or furniture element— the cornice over a door or window, for instance, or the cornice around the top edge of a pedestal or along the top of an interior wall. A simple cornice may be formed just with a crown molding. The function of the projecting cornice of a building is to throw rainwater free of the building's walls.

Craftsman Style

Craftsman Style is based on a reform philosophy, encouraging originality, simplicity of form, local natural materials, and the visibility of handicraft, but distinguished itself, particularly in the Craftsman Bungalow style, with a goal of ennobling modest homes for a rapidly expanding American middle class.

Dentil is a small block used as a repeating ornament under the projecting part of a cornice. As a general rule the projection of the dentil is equal to its width, and the intervals between to half the width.

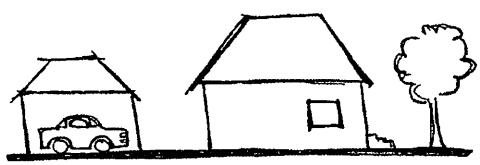


Dentils

Detached Garages and **Accessory Structures** are free-standing buildings that are not connected to the main dwelling, and are typically accessed from a driveway connecting to a municipal street or rear lane, but which contribute to the overall site function and layout.

Dormer is framing which projects from a sloping roof, providing an internal recess in the roof space.

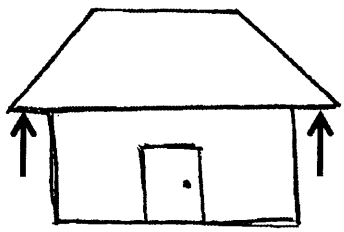
Dormer Window is a window in a dormer for lighting a room adjoining a sloping roof.



Detached Garage

Dormer Window within Dormer

Eaves are defined as the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style.

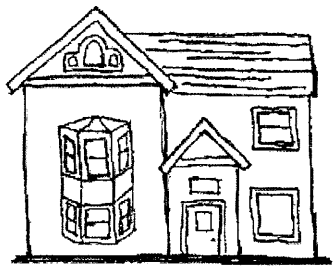


Eaves

Ecological Design is defined as any form of design that minimizes environmentally destructive impacts by integrating itself with living processes. Ecological design is an integrative ecologically responsible design discipline.

Edwardian Style is the style popular during King Edward VII of the United Kingdom's reign; he reigned from 1901 to 1910, but the architecture style is generally considered to be indicative of the years 1901 to 1914. Edwardian architecture is:

- generally less ornate than high or late Victorian architecture
- Lighter colours were used;
- the use of gas and later electric lights caused designers to be less concerned about the need to disguise soot buildup on walls compared to Victorian era architecture.
- Decorative patterns were less complex and there was less clutter than in the Victorian era.
- Ornaments were perhaps grouped rather than everywhere.
- false front facades and carefully crafted columns and cornices.

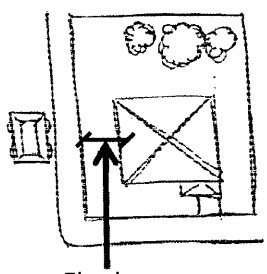


Edwardian Style

Flankage is the side yard abutting a street on a corner lot.

Foursquare Style is an American house style popular from the mid-1890s to the late 1930s. This style incorporates elements of the Prairie School and the Craftsman styles. It is also sometimes called Transitional Period. It was a reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century. Foursquare style usually has these features:

- plain, often incorporating handcrafted "honest" woodwork (unless purchased from a mail-order catalog)
- Simple box shape
- Two-and-a-half stories high
- Four-room floor plan
- Low-hipped roof with deep overhang
- Large central dormer
- Full-width porch with wide stairs
- Brick, stone, stucco, concrete block, or wood siding

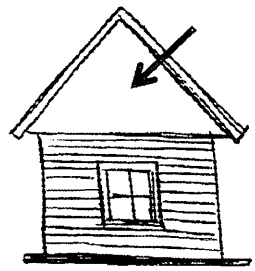


Flankage

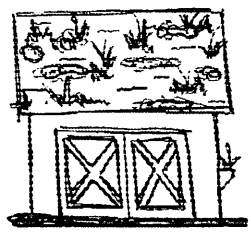
Front Façade refers to the front elevation of the dwelling which faces the street and contains the main entrance.

Front Yard means that part of a site which extends across the full width of a site between the front boundary and the nearest wall or supporting member of a building.

Gable is the upper triangular-shaped portion of the end wall of a building.


Gable

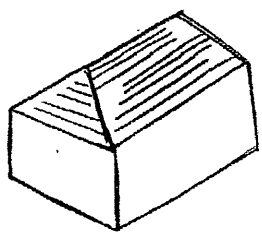
Green Building (also known as **green construction** or **sustainable building**) refers to a structure and using process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. In other words, green building design involves finding the balance between homebuilding and the sustainable environment. This requires close cooperation of the design team, the architects, the engineers, and the client at all project stages. The Green Building practice expands and complements the classical building design concerns of economy, utility, durability, and comfort.


Green Roof

Green Roof means a building's roof which allows vegetation to grow in a growing medium. The green roof may be partially or completely covered in plants.

Hard Surface is an area which is paved or covered with a permanent, durable material to make a suitable surface for vehicular and pedestrian activities. In the context of this guideline, hard surface refers to driveway and walkway surface treatments, predominantly within the front yard of the property.

Hip roof or **hipped roof** is a type of roof where all sides slope downwards to the walls, usually with a fairly gentle slope. Thus it is a house with no gables or other vertical sides to the roof. A square hip roof is shaped like a pyramid. Hip roofs on houses could have two triangular sides and two trapezoidal ones. A hip roof on a rectangular plan has four faces. They are almost always at the same pitch or slope, which makes them symmetrical about the centerlines. Hip roofs have a consistent level fascia, meaning that a gutter can be fitted all around. Hip roofs often have dormer slanted sides.


Hip Roof

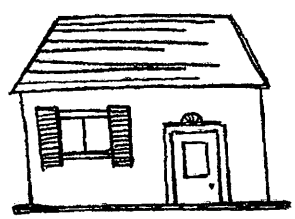
Immediate Street Context refers to existing buildings along the same street frontage (both sides of the streets) as the proposed redevelopment and within the same block.

Landscaping refers to any activity that modifies the visible features of an area of land, including simple to complex arrangements of living elements (flora), natural elements (landforms), and human elements (structures).

Massing is defined as the three dimensional form of a building.

Minimal Traditional Style is housing of simple design appropriate for a country recovering from a Great Depression and anticipating World War II. Minimal Traditional houses may have these features:

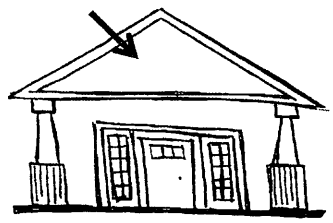
- small with minimal decorations
- low or moderately pitched roof
- minimal eaves and roof overhang


Minimal Traditional Style

- side gable, often with one front-facing cross gable
- front door entrance under the front cross gable
- one story, with an attic story
- shutters are common
- exterior siding of wood, brick, or a mix of sidings
- small fireplace and chimney

Naturescaping means the modification and enhancement of a lot or development to promote water efficiency and reduce the dependence on fertilizers and pesticides. The use of native central Alberta non-invasive vegetation is preferred.

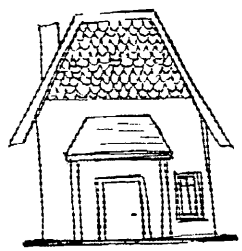
Pediment is an element in classical, neoclassical and baroque architecture, and consists of a gable, originally of a triangular shape, placed above the horizontal structure of the entablature, typically supported by columns. The triangular area within the pediment was often decorated with relief sculpture depicting scenes from Greek and Roman mythology or allegorical figures.


Pediment

Prairie Style is a late 19th- and early 20th-century architectural style. The style is usually marked by horizontal lines, flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, solid construction, craftsmanship, and discipline in the use of ornament. Horizontal lines were thought to evoke and relate to the native prairie landscape. The designation Prairie is due to the dominant horizontality of the majority of Prairie style buildings which echo the wide, flat, treeless expanses of the mid-West. The most famous proponent of the style, Frank Lloyd Wright, promoted an idea of "organic architecture", the primary tenet of which was that a structure should look as if it naturally grew from the site. Prairie style houses may have these features:

- Low-pitched or flat roof
- Overhanging eaves
- Horizontal lines
- Central chimney
- Open floor plan
- Clerestory windows

Prominent Entry is a building entrance that is conspicuous in it position or importance and is supported by architectural detailing, a walkway to the street and appropriate landscape treatment.


Prominent Entry

Queen Anne Style is a style that came into vogue in the 1880's and was used until the 1920's. Distinctive features of the American Queen Anne style (rooted in the English style) may include:

- an asymmetrical facade;
- dominant front-facing gable, often cantilevered out beyond the plane of the wall below;
- overhanging eaves; shaped gables;
- round, square, or polygonal tower(s);
- a porch covering part or all of the front facade, including the primary entrance area;
- a second-story porch or balconies;
- pedimented porches;

- differing wall textures, such as patterned wood shingles shaped into varying designs, including resembling fish scales, terra cotta tiles, relief panels, or wooden shingles over brickwork, etc.;
- dentils; Spindle work;
- classical columns;
- oriel and bay windows;
- horizontal bands of leaded windows;
- monumental chimneys;
- painted balustrades;
- wooden or slate steep roofs
- Front gardens often had wooden fences

Ranch Style is a domestic architectural style originating in the United States. The ranch house is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. The houses fuse modernist ideas and styles with notions of the American Western period working ranches to create a very informal and casual living style. Ranch Style houses have many of these features:

- Single story, rectangular, L-shaped, or U-shaped design
- Low pitched gable roof, deep-set eaves
- Horizontal, rambling layout: Long, narrow, and low to the ground
- Large windows: double-hung, sliding, and picture
- Sliding glass doors leading out to patio
- Attached garage
- Simple floor plans with an emphasis on openness (few interior walls) and efficient use of space
- Built from natural materials: Oak floors, wood or brick exterior
- Lack decorative detailing, aside from decorative shutters

Ranch Style

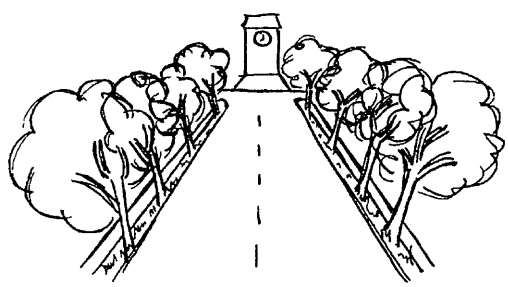
Rear Yard means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.

Scale is defined as the size of a building and its component parts in comparison with the size of neighbouring dwellings.

Setback is defined as the distance of a structure from a property line.

Vista means a scenic or panoramic view.

Xeriscaping means a method of **l**andscaping that uses plants that can survive dry periods on their own without reliance on watering, fertilizer or other maintenance.



Vista

ARP Appendix 2

Waskasoo Historic Sites

The City of Red Deer has two levels of designation in *The City of Red Deer's Land Use Bylaw 3357/2006*. Historical Significance (HS) is the most common and the lowest level of protection and it is a local designation listed in *The City of Red Deer's Land Use Bylaw* as HS- Historical Significance. Municipal Designation (HP) is a higher level of designation. *The Alberta Historical Resources Act* gives City Council the authority to designate sites as Municipal Historic Resources. This is the highest level of local designation offering a higher level of protection Examples of such sites include the Michener Administration Building, Cronquist House, and Parsons House. These sites are listed in *The City of Red Deer's Land Use Bylaw* as HP-Historical Preservation sites. Waskasoo has 17.12% of all the currently listed Historic Sites and the potential for more.

There are, as of October 1, 2015, a total of nineteen historical sites which include four Historical Preservation sites and fifteen Historical Significance sites in the Waskasoo neighbourhood. The historical designation given to these sites by *The City of Red Deer Land Use Bylaw 3357/2006* is intended to promote community awareness and provide a means whereby these sites or buildings are preserved. The designation also protects some of these sites and buildings from demolition until further evaluation can prove otherwise. The Bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site. For future reference, the *Land Use Bylaw* should be used to verify the current list of designated properties. The nineteen sites are listed in Figure 1 below and their locations shown in Figure 2.

Figure 1 - Historical Preservation and Historical Significance Sites in Waskasoo (Excerpt from LUB)

Property Number	Historical Site Designation Building	Street Address	Legal Description	Designation	SOS/ Integrity
HP - 4	Allen Bungalow	6316 - 45 Avenue	NE 1/4 21-38-27-4 which lies east of Road Plan 1264 ET	Municipal/ Registered	Statement of Significance
HP - 12	Clarke Residence	4757 - 56 Street	Lot 27, Block A, Plan K1	Municipal	SOS
HP – 15	Scott House	4743 – 56 Street	Lot 20, Block A, Plan K1	Municipal	SOS
HP-18	Routledge Family Residence	4736 56 Street	Lot 15, Block C, Plan 5947 AM	Municipal	SOS

HS-1	A20 Army Camp Motor Pool Building & Cormack Gardens Currently Red Deer Armoury	4402 – 55 Street	Parcel C, Plan 837 H.W.	N/A	SOS
HS-3	Bank Manager's Residence	4742 - 56 Street	Lot 12, Block C, Plan K1	N/A	SOS
HS-14	Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 – 58 Street	Lot D1, Plan 4154 R.S.	N/A	
HS-15	Drill Hall #2 (Red Deer Memorial Centre)	4214 – 58 Street	Lot E, Plan 3962 H.W.	N/A	
HS-21	F.W. Galbraith Residence	5810 – 45 Avenue	Lot 1, Block 5, Plan 961 H.W.	N/A	SOS
HS-30	J. Weddell Residence	4532 Waskasoo Crescent	Lot 40, Block 2,Plan 872 2544	N/A	
HS-31	Johnstone Residence	5509 - 48A Avenue	Lot B, Block A, Plan 1995 ET	N/A	
HS-39	William Moore Residence	5555 – 45 Avenue	Lot 8, Block A, Plan 955 M.C.	N/A	SOS
HS-51	Raymond Gaetz Residence	4763 - 56 Street	Lot 30, Block A, Plan 647 K.S.	N/A	SOS
HS-54	A.H. Russell Residence	5938 – 45 Avenue	Lot 1 & 2, Block 3, Plan 1292 A.O.	N/A	SOS
HS-56	Simpson Residence	5820 – 45 Avenue	Lot 2, Block 5, Plan, 961 H.W.	N/A	SOS
HS-62	Wallace Residence	4755 - 56 Street	Lots 25-26, Block A, Plan Kl	N/A	SOS
HS-80	Oak Tree	55 Street/46 Avenue	Lot 25, Block 1,Plan 1292 A.O.	N/A	
HS-87	Willow Tree	4700 -55th Street	Lots 5 - 7, Block B, Plan K1 Lot 21, Block B, Plan 902, 1952 Plan	N/A	
HS-88	Wishart Cabin Site	Gaetz Lake Sanctuary		N/A	

Figure 2 – Waskasoo Heritage Resources Map

ARP Appendix 3

Missing Links Identified

Community consultation identified a number of locations within the community where there are missing sidewalk or trail connections. The City's 2015 Capital Sidewalk Program has included these sidewalk locations and will proceed to installation as budgets permit.

For potential trail connections, community consultation should be undertaken during the planning and investigation stages. Funding sources would also have to be identified. The potential locations for trail connections are shown on the map and described as follows:

- 47A Avenue north to the South Bank Trail: This potential location will need further investigation due to the impacts resulting from grade changes that would have to be accommodated to meet existing trail standards. Community consultation should be undertaken during the planning and investigation stages.
- 42A Avenue east to the trail that runs north/south behind Lindsay Thurber and goes up Michener Hill along the existing worn desire line: This potential location will need further investigation due to the need for an agreement with the Red Deer Public School Board to build the trail through their property.
- East along the south bank of Red Deer River from Waskasoo Creek: This potential location for a shale pathway will need further investigation due to the potential of further impact on the riparian area. The placement of a garbage receptacle at the entry may alieviate some of the concerns as this location is currently being used by people fishing and dogs swimming informally.

The Traffic Section will be improving pedestrian connectivity by adding to the existing cross walks in the neighbourhood. Approximately 10 new cross walks will be added in the near future. Refer to the Missing Links map for proposed locations. Additional signage including 'Local Access Only' signs on some lanes and a 'No Parking Anytime' sign in the McKenzie Lakes subdivision.

Vehicular

A vehicular access to 67 Street was also identified as an opportunity to provide a second option for entering or exiting the community. Due to the large number of constraints in the area as well as the substantial change in grade that would have to be accommodated, this option was determined to not be feasible.

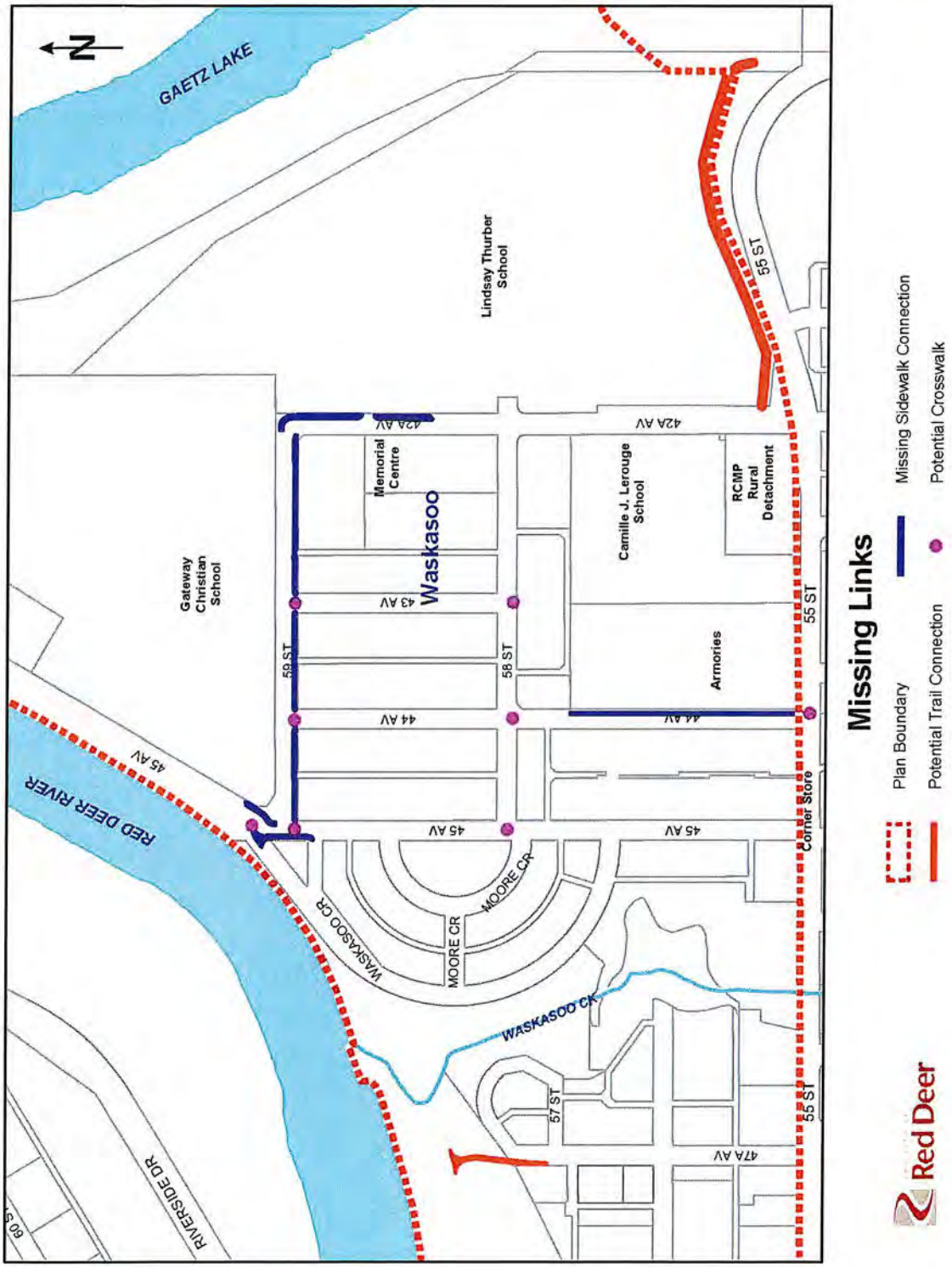


Figure 1 – Movement – Missing Links

THE CITY OF Red Deer

Public Comments
Development Authority

Comment Due By: **Friday, November 14, 2025**

Notification of: Proposed Supportive Living Accommodation at 4240 59 Street

Decision to be Made By: **Municipal Planning Commission**

Please Print

Contact Information:

Name (required): [redacted]

Mailing Address & Postal Code (optional; will allow administration to respond to you if necessary): [redacted]

Phone #: [redacted]

Comments:

I would like to state my support for the proposed supportive living accomodation in Red Deer at 4240 59 st

- More housing opportunitres is something that we need as a city.
- Increased tax revenue for the city is a positive
- More construction opportunities in our City for local tradesmen and companies

Attention: Jay Hallett

I support and approve the Waskasoo Community Associations summary of concerns regarding the East Lincoln Development Permit Application for 4240 59 Street.

I would like to reinforce some points that I have major concerns with and present them.

1. **TRAFFIC**- 45 Avenue is at its max at peak times with all the bus and parent vehicle traffic from the schools, city parks vehicles, traffic from Kerry Wood, Mac Kenzie Trails, and residents of Waskasoo.

   45 Avenue north of 59 Street is a rural road. It is narrow and not designed to handle increased traffic. It's obvious that even City Transit realizes this as no city buses go into Kerry Wood to use the bus stop that was installed at the south end of the entrance parking lot.

   All pedestrians and wildlife using the Southbank walking trail must cross 45 Ave to get back on the trail that is parallel to 45 Ave. It is already dangerous as traffic speeds up as soon as they cross 59 St. To add more traffic will be an accident waiting to happen.

2. **EMERGENCY SERVICES**- Traffic at peak times will slow down response times to any emergency event. We know senior facilities have a constant arrival of ambulances. I have witnessed this at Victoria Park in Anders where my mother-in-law resides. Do we really want to put seniors lives at risk, not to mention residents, students, and the many people who utilize our parks and river at Kerry Wood and Mac Kenzie Trails.

3. **PROPOSED DEVELOPMENT**- Lets be honest with ourselves this is not a supportive living facility. A hair stylist does not constitute support. The developer is using a loophole to circumvent to get approval for what can be constructed on Public Service lands. There is no dining room, no onsite bus service, and no onsite house keeping, and no onsite medical services.

   This is an auto centric senior living facility. As I mentioned in the previous paragraph there is no on-site bus service proposed by the developer. The nearest grocery is well over a kilometer away and the nearest city transit bus stop on 55 St is at least 1/2 kilometer away. The seniors that will choose to live here will be active and will drive for groceries, and other activities.

4. **WILDLIFE & CHILDREN**- We are putting our wildlife, students, and neighbourhood children at danger with increasing traffic and reducing areas where they can travel with this proposed development. We have a very large population of mule deer in Waskasoo and this spring a fawn was hit by a vehicle on 45 Ave. Next it will be a child. 45 Ave is narrow with parking on both sides of road. It is near impossible to see wildlife or a child darting out from between vehicles. Adding more traffic will just increase the risk of accidents between wildlife, people, and other vehicles. Also, there is only one sidewalk on 59 St and it is on the same side of the street as the proposed development and where the Gateway School buses now park.

5. **59 STREET RESIDENTS**- If I lived along 59 St, I would be livid if this development proceeds. Their property values will go down. Their views to the north and west will disappear. They will have to look at a wall and have residents from the development looking down into their yards.

   In conclusion I have not and will not support this Development Permit Application by East Lincoln.

[redacted]
[redacted]
Red Deer
[redacted]

From: [redacted]
To: Development
Subject: [External] development
Date: November 13, 2025 11:26:54 PM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by Waskasoo and the entire city.

I submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users.

Access should not cross the South Bank Trail or impinge on the natural boundaries and rural character of the road past 59 St.

2. The application should include 28 more trees and shrubs to meet the minimum landscaping requirements.

The landscaping will remove four mature specimen trees.

3. The location of the building across the south end of the lot next to the 45th Ave lookout:

-- impinges on the already severely compromised wildlife corridor along the Red Deer River, and

-- will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed

I agree with the letter submitted by the Waskasoo Environmental Education Society.

4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

- Exacerbating existing traffic issues on 45th Ave which, according to its design standard as an 11m wide undivided roadway, is already 250-350% overcapacity.

- Exacerbating existing parking concerns because there is no parking on 45th Ave past 59 St, no sidewalk on the south side of 59 St, and school bus parking for Gateway School on the north side of 59 St.

5. The development does not meet the requirements laid out in the Environmental Character Statements in the Zoning Bylaw

The application does not conform to the zoning bylaw. The lot is in the Waskasoo Area Redevelopment Plan's (ARP) Environmental Character Area and is subject to that Area's character statements. The character statements form part of the City of Red Deer Zoning Bylaw. The application does not meet the requirements of the Environmental Character Statement in the following ways:

- The building is excessive in form, height, and massing, will obstruct views and vistas from the road, will negatively impact the mature street character, is sited too close to 59th St., and will create overlook from windows and balconies.

It will affect the use, enjoyment, and value of neighbouring land by allowing overlook from dozens of windows and balconies onto multiple homes both across 59th St and down 45th and 44th Avenues, obstructing longstanding views and vistas of the river escarpments and siting the building so that the rear of the structure faces onto homes on 59th St. closing the development off from the community.

The City of Red Deer should be more concerned about green spaces and environmental issues than it appears to be. The City should be concerned about conserving the character of it's older neighbourhoods.

Sincerely,

[redacted]

[redacted]

[redacted]

From: InspectionsMailbox
To: Development
Subject: FW: [External] RE: Proposed Supportive Living Accommodation at 4240 59 Street, Red Deer File #DPO88064
Date: November 14, 2025 8:05:41 AM

Benjelyn Reyes
The City of Red Deer | Inspections and Licensing
Phone: 403.342.8190
Direct 403.342.8208
benjelyn.reyes@reddeer.ca

From: [redacted]
Sent: November 13, 2025 7:22 PM
To: InspectionsMailbox <Inspections@reddeer.ca>
Subject: [External] RE: Proposed Supportive Living Accommodation at 4240 59 Street, Red Deer File #DPO88064

You don't often get email from [redacted] Learn why this is important

Attention: Jay Halleu
Senior Development Officer
City of Red Deer c/o Inspections & Licensing Department

Dear Jay Halley,

Concerns regarding the proposed development at above mentioned location. There are some distinct concerns about this development.

1/ The application does not conform to the zoning bylaw.

- The building is excessive in form, height, and massing, will obstruct views and vistas from the road, will negatively impact the mature street character, is sited too close to 59th St., and will create overlook from windows and balconies.
- The landscaping will remove four mature specimen trees and is short 28 required trees and shrubs.
- Access should not cross the South Bank Trail or impinge on the natural boundaries and rural character of the road past 59 St.

2/ The application will interfere with neighborhood amenities.

- **Exacerbating existing traffic issues on 45th Ave** which, according to its design standard as an 11m wide undivided roadway, is **already 250-350% overcapacity**.
- Exacerbating existing parking concerns because there is no parking on 45th Ave past 59 St, no sidewalk on the south side of 59 St, and school bus parking for Gateway School on the north side of 59 St.
- Adding a hazard to the trail system with the access road.
- Obstructing longstanding views and vistas.
- Impinging on critically narrowed wildlife corridors and negatively impacting water quality with runoff from concrete and asphalt surfaces.

3/ It will affect the use, enjoyment and value of neighboring land.

- Allowing overlook from dozens of windows and balconies onto multiple homes both across 59th St and down 45th and 44th Avenues.
- Obstructing longstanding views and vistas of the river escarpments.
- Siting the building so that the rear of the structure faces onto homes on 59th St. closing the development off from the community.

Thank you,

[redacted] (a lifelong Red Deer resident and grandparent of a student of the Gateway Christian school)

From: [redacted]
To: Development
Subject: [External] RE: Development Application Submitted for 4240 59 St. (lot between Gateway School and the Red Deer River)
Date: November 13, 2025 7:21:32 PM

You don't often get email from [redacted] Learn why this is important

Attention Jay Hallett
Senior Development Officer

The application for a building in the Waskasoo Area Redevelopment Plan's Environmental Character Area does not meet zoning bylaw requirements. Concerns include building size, landscaping, and access impacting the natural environment and mature street character.

The application will negatively impact neighbourhood amenities by worsening traffic and parking issues, creating hazards for the trail system, obstructing views, and harming wildlife corridors and water quality.

The development will negatively impact neighboring land by obstructing views, creating privacy concerns, and isolating the building from the community.

Sincerely
[redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] 4240-59st Re-zoning and over-development
Date: November 13, 2025 10:46:03 AM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

I am sending you this notice that I **DO NOT** support the proposed development seniors living complex at 4240-59st.

- I do not support changing the land use bylaws to accommodate this development
- I do not support this development along this corridor (45 Ave) due to the increased traffic that will be added to this street

* The access to 55st is tough as it stands now, that intersection is very congested at the best of times.

* The road goes threw or adjacent to our Character Protected Housing and Land use areas.

* This development, in my opinion, changes this "Character" area we have protected for so many years.

I also support the letter written by the WCA as follows

I 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 and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, development here stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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, and
    b. will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

Sincerely,

[redacted]

Service

ARCTIC MECHANICAL

Red Deer, Alberta

[redacted]

From: [redacted]
To: Development
Subject: [External] Waskasoo development
Date: November 13, 2025 5:27:45 PM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

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 and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie 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 trail users
2. The application should include 28 more trees and 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, and
    b. will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

I think any developments should be in alignment with the character statements that are in place otherwise this would be undermining any future trust in this process

Thanks [redacted]

Sent from my iPad

From: [redacted]
To: Development; City Council
Cc: [redacted]
Subject: [External] Waskasoo
Date: November 13, 2025 3:49:20 PM

You don't often get email from [redacted] Learn why this is important

Good day City planning staff, and esteemed members of City Council,

I write to you today to express my opposition to the proposed rezoning and development of large seniors apartment buildings at 4240 59 Street in Waskasoo.

While I do not oppose zoning changes that improve densification and allow for an increase to available housing stock, I feel that this particular project is misplaced in terms of location and scope. My family regularly enjoys these park spaces in the area, and this development will hinder our ability to access these areas for what they should be - natural areas.

This particular parcel of land is currently located in an area that helps sustain the connectivity of our City's "crown jewel" of Waskasoo Park. If this parcel of land was developed according to the proposal from East Lincoln Properties, it would limit the connectivity of our park system to a skinny sidewalk along the edge of the property, limiting the aesthetic experience of travelling through our park system.

Furthermore, development of this parcel of land will impact our natural spaces in several irreversible ways. First, the riverbank will likely require stabilization in order to minimize potential effects of high water, which will disturb the riverbed, and likely impact fish habitat. Second, this will make the existing 42 Avenue roadway busier, increasing the likelihood of vehicle-wildlife collisions.

And finally, these roadways are not constructed in a way that facilitates having so many people suddenly added to the neighbourhood. For example, 42 Avenue does not have any shoulders, curbs or sidewalks, and essentially functions as a "country road". 59 Street also lacks sidewalks, and can already be quite congested with traffic flowing through the area during the start and end of the school day.

To be clear - I support the construction of housing units that increase density in our City's core and elsewhere, and also meet a demand for certain housing types for various demographics such as seniors. However, there are a number of other potential building sites around the City that seem as though they would serve this purpose just as well, if not better, including other riverside locations such as Capstone, or the Kinex Arena site now that it has been decommissioned and demolished. None of these locations would require us to subtract valuable land from our precious parks system. The City would be well-positioned to propose a "land swap" with Lincoln for their Waskasoo property in exchange for either of these building sites, with the increased likelihood of development approval an advantage for the current land owner and development proponent.

Thank you for your consideration of this vital matter, and I welcome the opportunity for dialogue should you wish to speak further.
Warmest regards,

[redacted]

Acknowledging the land I gratefully have the opportunity to dwell on is situated on the traditional territory of Treaty 6, Treaty 7, and Region 3 with the Metis Nation of Alberta.

Wellbeing Note: *Receiving this email outside of your typical working hours? We may work at different times - managing work and life responsibilities is unique for everyone. I have sent this email at a time that works for me. Please respond at a time that works for you.*

THE CITY OF Red Deer

Public Comments
Development Authority

Comment Due By: **Friday, November 14, 2025**

Notification of: Proposed Supportive Living Accommodation at 4240 59 Street

Decision to be Made By: **Municipal Planning Commission**

Please Print

Contact Information

Name (required): [redacted]

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):

[redacted] Red deer AB [redacted] Phone #: [redacted]

Comments: This is a great opportunity for local Companies to complete a Job in our own town. There are far too many empty lots throughout Red deer that don't get used for anything good, and this will help that.

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] 59th Street Development Proposal
Date: November 13, 2025 11:37:10 AM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

East Lincoln Property has proposed a 3-storey seniors complex for their privately owned developable lot at 4240 59th Street. I am concerned about the impact of this multi-storey, high density development on the neighborhood, trail users and wildlife.

The proposed development is adjacent to several important recreation areas including the Red Deer River, the Waskasoo Park system and South Bank Trail, the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails. A high density development will increase traffic and congestion en route to nearby playgrounds, trails and the Kerry Wood Nature Centre, which is currently an intentionally rural road winding slowly along the river. I agree with the Waskasoo Community Association that the proposed building "is excessive in form, height, and massing, will obstruct views and vistas from the road, and will negatively impact the mature street".

This area serves as an important buffer zone for migratory birds and other species. A multi-storey structure introduces noise pollution, light pollution, and increases the fatality risk for migratory birds accessing the Gaetz Lake Sanctuary and other adjacent green spaces. Environment Canada estimates that window collisions kill up to 42 million birds in Canada annually. The developer has not suggested mitigation such as reducing the structure height or using bird-friendly glass.

As a resident and frequent trail user, I believe that the best part of Red Deer is its park system. 4240 59th Street is an inappropriate location for a high density development.

Sincerely,

[redacted] Red Deer

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Proposed Supportive Living Accommodation at 4240 59 Street, Red deer
Date: November 13, 2025 8:55:41 AM

You don't often get email from [redacted] Learn why this is important

November 13,2025

To: Jay Hallett
Senior Planner

I am writing to express my **complete opposition** to the proposed Seniors Living Accommodation at 4240 59 Street, Red Deer. This application **does not** conform to the zoning bylaw. It does not meet the requirements of the Waskasoo Environmental Character Statement and will impact amenities shared by Waskasoo and the entire city. I have the following concerns regarding this application:

1. The corner of 59th Street and 45 Avenue is The Gateway to the Gaetz Lake Sanctuary, Kerry Wood Nature Centre and McKenzie Ponds which makes it a very sacred piece of property. This building will impair/obstruct longstanding views of the river escarpments as well as negatively alter the Waskasoo character.
2. The building itself is excessive in size and too close to 59th Street thus obstructing views and vistas of the river escarpment. The present homeowners/tenants on the south side of 59th Street will lose privacy as a result of the dozens of windows and balconies! Property values will plummet! Plunking a big ugly box along 59th Street creates a huge negative impact to the mature street character of Waskasoo.
3. Mature trees will be removed and more trees and shrubs are needed to meet the minimum landscaping requirements.
4. The access road will be a hazard to the very busy trail system and 45th Avenue.
5. The main streets of Waskasoo are already overburdened! Traffic on 45th Avenue is already 250 - 350% overcapacity. Myself, I drive a small car and regularly have to pull over (yield) to oncoming traffic due to the narrow width. We are seeing more and more wildlife meandering across/along 45 Avenue which adds another factor in traffic flow. Caregivers, ambulances, handi buses, residents, family and friends cars will be added to the existing traffic woes! It's atrocious now! Oh my!
6. Parking is already a concern in this area as there is no parking north on 45th Avenue past 59th Street, no sidewalk on the south side of 59 Street and school bus parking is all along 59 #Street on the north side.
7. This is a wildlife corridor and will definitely be impacted.

The Waskasoo environment and amenities will truly be negatively impacted by such a development. I walk along 59 Street at least three or four times a week because I enjoy the openness and calming views. Like many other Waskasoo residents, I moved to Waskasoo for these very reasons.

Sincerely,
[redacted]

2025 Nov 13

Attn: Development@reddeer.ca

mayor@reddeer.ca

City Manager, tara.lodewyk@reddeer.ca

Re: Development at 4240 – 59th Street and 45th Avenue

Greetings:

Background:

Just over a **140** years ago, John Jost Gaetz and his mother Catherine moved from Newfoundland after his dad and her husband had died to take out a homestead that included the Gaetz Lake Sanctuary. J.J. Gaetz should not be confused with his cousin "St. Leonard Gaetz." They were very generous community members. That was the year of the 1885 North-West Rebellion (Resistance) and the Métis family of James and Eliza Wishart who had squatted around the Gaetz Lake Sancturary thought they better leave Red Deer and they quickly left and moved to and founded Rosebud essentially hiding the fact they were Métis. This story is told in *What Lies Behind the Picture* by Vern Wishart 2006 published by the Central Alberta Historical Society. This was the case for many Métis people. According to Michael Dawe, the Gaetz's used the cabin left behind. Did they compensate the Wishart's for it, I'm not sure. I would think that most of you have walked on the Wishart Trail and around the Gaetz Lake Sanctuary. This was the year Fort Normandeau was fortified by the 65th Mount Royal Rifles.

In 1991 Catherine took out the north quarter of the Sanctuary. The first gift of John Jost and Catherine Gaetz was the land donated for the Red Deer Cemetery in 1893. J.J. and Catherine recognized how special this natural place was and kept it as such. They could have logged it for example. When J.J. married Grace Elder in 1905 they continued as the stewards of this special natural area, but they were generous owners who shared it with the community through skating parties, birdwatching, wildlife viewing, and canoeing.

Starting in 1922, three members of the Alberta Natural History Society – predecessor to the Red Deer River Naturalists -- Elsie Cassels, Charles H. Snell and Hanna Pamely worked with J.J. Gaetz to have the Gaetz Lake Sanctuary designated a Federal Bird Sanctuary which it was in 1924. There was no funding, so the Alberta Natural History Society and a young Kerry Wood would be the volunteer stewards. There were many threats over the years including the provincial government wanting to clear-cut the Sanctury in 1946.

(Attached please find the response to this threat).

There were roads proposed to go through it, a poplar fire started by City crews who would not fight it, so Kerry Wood and his friends worked all night and the next day to put it out, theme

. . . 2

parks, and on and on. Kerry Wood writes about this in his book "*The Sanctuary.*"

Waskasoo Park and the Kerry Wood Nature Centre finally spelled protection. The expropriation of the Glenmere Dairy Farm was critical in serving as a buffer. Council voted 8 – 1 to proceed with that expropriation.

(See attachment two)

Conclusion:

The Gaetz Lakes Sanctuary is Red Deer's unique jewel. This is why people move here. This is what citizens love about Red Deer. This and Waskasoo Park. You have read the Waskasoo Environmental Education Society's (WEES) ecological impact assessment. After **140** years of stewardship and untold thousands and thousands of volunteer hours protecting this special place this development proposal at 4240 59th Street along the rural 45th Avenue is an insult to the citizens of Red Deer.

Sincerely.

[redacted]

Two Attachments

ANHS Kerry Wood
1946 Letters Re clear

https://mail.google.com/mail/u/0?ui=2&ik=d1773056e0&attid=0.1&permmsgid=msg-f:1801133619844031981&th=18fee97c03d125ed&view=att&zw&disp=inline

Red Deer,
December 13th, 1946

To the Mayor and Council,
Red Deer.

Gentlemen:

The following resolution was presented at the annual meeting of our Society held on Wednesday, December 11th, moved by Mr. C. H. Snell and seconded by Mr. G. N. Finn, and received the unanimous support of all members.

"Whereas, it is reported that the Provincial Government is considering a plan to cut down the stand of fine spruce trees on the property adjoining Jack Gaetz' Lake, Red Deer;

"And whereas, The Alberta Natural History Society has learned that the said trees are growing on lands created a Bird Sanctuary on April 22nd, 1922, by the Dominion Government under the provisions of the Migratory Bird Convention Act, of which Sanctuary this Society was named the official custodian under the Dominion Government;

"And whereas, The Society believes that the cutting of trees on this property is contrary to the conditions under which the Sanctuary was established, as well as being harmful to the protection and welfare of the bird life of the region;

"And whereas, the Citizens of Red Deer have for many years enjoyed the beauty of the Sanctuary and are keenly desirous that the natural beauty of the region and the bird life therein be left undisturbed;

"It is hereby resolved, that the Alberta Natural History Society protests emphatically against the cutting of the stand of spruce trees on this property, and requests the Provincial Government to maintain the area as a Bird Sanctuary for the enjoyment of nature and beauty lovers of this district; and that copies of this resolution be sent to the Provincial Departments concerned, to the M.L.A. or the Red Deer Constituency, and to the Mayor and Council of the City of Red Deer."

We hope you will add the weight of your influence to this cause and notify the Provincial Government that you are opposed to the cutting of this fine stand of spruce trees, which action would undoubtedly ruin, for thirty years to come, the last large natural beauty spot located close to the city limits.

Yours sincerely,

Signed: E.A.Wood

President,
The Alberta Natural History Society.

P. O. Box 122,
Red Deer, Alberta,
December 13th, 1946.

The Hon. W. A. Fallow,
Minister of Public Works,
Administration Building,
Edmonton, Alberta.

Dear Sir:

The following resolution was presented at the annual meeting of our Society and received unanimous support.

"Whereas, it is reported that the Provincial Government is considering a plan to cut down the stand of fine spruce trees on the property adjoining Jack Gaetz' Lake, Red Deer;

"And whereas, The Alberta Natural History Society has learned that the said trees are growing on lands created a Bird Sanctuary on April 22nd, 1922, by the Dominion Government under the provisions of the Migratory Birds Convention Act, of which Sanctuary this Society was named the official custodian under the Dominion Government;

"And whereas, The Society believes that the cutting of trees on this property is contrary to the conditions under which the Sanctuary was established, as well as being harmful to the protection and welfare of the bird life of the region;

"And whereas, the Citizens of Red Deer have for many years enjoyed the beauty of the Sanctuary and are keenly desirous that the natural beauty of the region and the bird life therein be left undisturbed;

"It is therefore resolved, that The Alberta Natural History Society protest emphatically against the cutting of the spruce trees on this property, and requests the Provincial Government to maintain the area as a Bird Sanctuary for the enjoyment of nature and beauty lovers of this district; and that copies of this resolution be sent to the Provincial Government Departments concerned, to the M.L.A. for the Red Deer Constituency, and to the Mayor and Council of the City of Red Deer."

The land involved is part of the holdings of the Provincial Training School at Red Deer; the trees stand on an undeveloped portion of the lands which the Government bought from the Jack Gaetz Estate some five or six years ago. Apparently the Provincial Training School authorities decided it would be a good idea to cut the spruce trees growing in this wild land area, to obtain timber logs for lumber, and they have asked the Government to approve of this cutting. We have heard that the cutting program would have to be approved by your department, and therefore wish you to see our resolution of protest. This Sanctuary is the last large natural beauty spot located close to Red Deer's city limits, and every citizen and district resident I have spoken to about the tree cutting is definitely opposed to this despoiling. Therefore, I hope you will thoroughly investigate the matter and abandon the logging program.

Yours sincerely,

President,
The Alberta Natural History Society.

P. O. Box 122,
Red Deer, Alberta,
December 13/46

Mr. David Ure, M.L.A.,
Innisfail, Alberta.

Dear Mr. Ure:

The following resolution was presented at the annual meeting of our Society held on Wednesday, December 11th, and received the unanimous support of all members.

"Whereas, it is reported that the Provincial Government is considering a plan to cut down the stand of fine spruce trees on the property adjoining Jack Gaetz' Lake, Red Deer;

"And whereas, The Alberta Natural History Society has learned that the said trees are growing on lands created a Bird Sanctuary on April 22nd, 1922, by the Dominion Government under the provisions of the Migratory Bird Convention Act, of which Sanctuary the said Society was named the official custodian under the Dominion Government;

"And whereas, The Society believes that the cutting of trees on this property is contrary to the conditions under which the Sanctuary was established, as well as being harmful to the protection and welfare of the bird life of the region;

"And whereas, the Citizens of Red Deer have for many years enjoyed the beauty of the Sanctuary and are keenly desirous that the natural beauty of the region and the bird life therein be left undisturbed;

"It is hereby resolved, that the Alberta Natural History Society protest emphatically against the cutting of the stand of spruce trees on this property, and requests the Provincial Government to maintain the area as a Bird Sanctuary for the enjoyment of nature and beauty lovers of this district; and that copies of this resolution be sent to the Provincial Departments concerned, to the M.L.A. for the Red Deer Constituency, and to the Mayor and Council of the City of Red Deer."

The land involved is part of the holdings of the Provincial Training School for Mentally Defective Children, which lands the Government bought from the Jack Gaetz' Estate some five or six years ago. Apparently the School authorites decided to cut some of the spruce trees to obtain timber logs for lumber, and have asked the Government to approve of this cutting.

This is the last large natural beauty spot located close to Red Deer's city limits, and every citizen and farmer I have spoken to about the tree cutting is definitely opposed to this despoiling. I hope you will give the resolution your support.

Yours sincerely,

President,
The Alberta Natural History Society.

P. O. Box 122,
Red Deer, Alberta,
December 13/1946.

The Honorable W. W. Cross,
Minister of Public Health,
Administration Building,
Edmonton, Alberta.

Dear Dr. Cross:

The following resolution was presented at the annual meeting of our Society held on Wednesday, December 11th, and received the unanimous support of all members.

"Whereas, it is reported that the Provincial Government is considering a plan to cut down the stand of fine spruce trees on the property adjoining Jack Gaetz' Lake, Red Deer;

"And whereas, The Alberta Natural History Society has learned that the said trees are growing on lands created a Bird Sanctuary on April 22nd, 1922, by the Dominion Government under the provisions of the Migratory Birds Convention Act, of which Sanctuary the above-named Society was named the official custodian under the Dominion Government;

"And whereas, The Society believes that the cutting of trees on this property is contrary to the conditions under which the Sanctuary was established, as well as being harmful to the protection and welfare of the bird life of the region;

"And whereas, the Citizens of Red Deer have for many years enjoyed the beauty of the Sanctuary and are keenly desirous that the natural beauty of the region and the bird life therein be left undisturbed;

"It is therefore resolved, that the Alberta Natural History Society protest emphatically against the cutting of the stand of spruce trees on this property, and requests the Provincial Government to maintain the area as a Bird Sanctuary for the enjoyment of nature and beauty lovers of this district; and that copies of this resolution be sent to the Provincial Departments concerned, to the M.L.A. for the Red Deer Constituency, and to the Mayor and Council of the City of Red Deer."

The land involved is part of the holdings of the Provincial Training School for Mentally Defective Children at Red Deer; the trees stand on an undeveloped quarter or half section of lands which the Government bought from the Jack Gaetz Estate some five or six years ago. Apparently the Provincial Training School authorities decided it would be a good idea to cut some of the spruce trees growing in this wild land area, to obtain timber logs for lumber, and they have asked the Government, probably through your Department, to approve of this cutting.

This Sanctuary is the last large natural beauty spot located close to Red Deer's city limits, and every citizen and district resident I have spoken to about the tree cutting is definitely opposed to this despoiling. Therefore, I hope you will give our resolution your support.

Yours Sincerely,

President,
The Alberta Natural History Society.

From: [redacted]
To: Development
Subject: [External] Proposed supportive living accommodation 4240 59 Street Red Deer
Date: November 14, 2025 4:00:39 PM

You don't often get email from [redacted] Learn why this is important

Dear Mr. Hallett.

Please accept this submission in regards to the proposed supportive living accommodation at 4240 59 Street Red Deer.

I am a resident of Woodlea, which is an adjacent community to Waskasoo and I believe that development considerations in historic neighbourhoods with Character Statements are relative concerns to all of us in these neighbourhoods.

I object to the proposed East Lincoln development application from several points of view.

This application has come forward because of a change in wording in the new zoning bylaw, not because the development in question is now more suitable than it was when unanimously voted against in 2022.

East Lincoln states in their application that "the development has been designed to meet the recommendations of the Waskasoo Environmental Character Statement." I am not aware of any communication between East Lincoln and the Waskasoo Community Association in which character statement items were discussed, so that East Lincoln's decisions are necessarily taken from a one-sided point of view and miss key elements of the Environmental Character statement.
It must be remembered that Character Statements are supposed to be the guiding document in the process of reviewing development applications, with all other regulations considered in light of the Character Statements.

As well, there are several potential difficulties that were discussed in the previous application that remain concerns.

Taken together, these include:

a) The proposed structure does not meet the guidelines in height, design, setback, or green canopy expectations
b) The location of the proposed structure on the site still leaves serious implications for the integrity of the wildlife corridor
c) The placement and height of the proposed structure mean that neighbours on several adjoining streets will have their properties overlooked by multiple units, destroying one of the key liveability features important to the character of Waskasoo.
d) The proposed design includes a mass of building along 59 Street, completely blocking the views of every single house along that street.
e) Reducing the application to one building instead of two does not eliminate traffic concerns. The addition of 48 units will create a significant increase in traffic at all times of the day and the nature of supportive living means increased traffic at night, as well. Any supportive living community has traffic not only from the vehicles belonging to residents, but those of caregivers, handy buses, relatives and visitors. As the population ages there will be increased traffic from emergency and health related vehicles as well as a high frequency of people moving out and others moving in.
f) There are already peak traffic times when congestion along the two streets bordering the proposed development is significant. As discussed with the previous development application, this has potentially serious implications for transit and emergency access.
g) The character of the rural road bordering the proposed development and connecting the city with the Gaetz Sanctuary and MacKenzie Trails area, the river, and the trail system will be severely negatively impacted if this development proceeds. In this way, this development implicates not just the residents of Waskasoo but the many residents of Red Deer who enjoy our

parks and trails.

In summary, I oppose this development application because it does not suit the neighbourhood, does not comply with the Environmental Character Statement, negatively impacts the immediate community, and if approved is a dangerous precedent in allowing a developer to decide if, and which, parts of a Character Statement are more important than others.

Sincerely,

[redacted]

Red Deer, AB [redacted]

From: [redacted]
To: Development
Subject: [External] Waskasoo preposed supportive living
Date: November 14, 2025 1:43:51 PM

You don't often get email from [redacted] Learn why this is important

Nov14 2025

City of Red Deer
Planning & Development Department
4914 48 Avenue
Red Deer, AB T4N 3T4

Re: Proposed Supportive Living Development in [Your Neighborhood]

To whom it may concern,

I am writing to express my concerns regarding the proposed supportive living development in our neighborhood. Not only am I a homeowner in the Waskasoo Neighbourhood I am also an employee at Lindsay Thurber High School and my children go to school in this community. While I understand and support the need for additional housing options in Red Deer, I do not believe this development is suitable for our community in its current proposed location.

Our neighborhood is small and already home to three large schools, which create significant traffic congestion during peak drop-off and pick-up times. Even with the current volume, we regularly experience long traffic backups, delays, and safety concerns for students, families, and local residents.

Adding 48 additional units—particularly a supportive living facility that requires regular access from caregivers, service providers, and potentially emergency vehicles—would put an even greater burden on an already strained traffic system. The increased traffic flow could pose serious safety risks, especially for children walking to and from school. It may also create delays for emergency vehicles attempting to reach the schools, nearby residents, or the seniors living in the proposed development.

I respectfully ask the City to reconsider the proposed location for this development, or to explore alternative solutions that would mitigate the significant traffic and safety concerns it would create for our community.

Thank you for taking the time to consider the impact this project would have on our neighborhood. I appreciate your attention to these concerns and your ongoing commitment to responsible planning in Red Deer.

Sincerely,

[redacted]

From: [redacted]
To: Development
Subject: [External] East Lincoln Proposal
Date: November 14, 2025 7:01:38 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To members of the Municipal Planning Commision

I am writing with respect of the recent proposal by East Lincoln to develop their property adjacent to the school in Waskasoo.
This application should not be approved due to the reasons that the previous ones weren't approved.
Building a large building will require a large amount of parking as compared to building a single bungalow. Parents, students and residents will tell you the congestion that already occurs in that area due to the three schools located nearby. Perhaps a building for seniors is needed in RD but this is not the location.
Another important reason is the wildlife corridor that needs to be maintained in our park system. There is not much room between the river and this development.
It is important for many reason to preserve the green spaces in Red Deer.

Regards

[redacted]

Letter to the Municipal Planning Commission – Opposition to Development Permit at 4240 59 Street

Dear Members of the Municipal Planning Commission,

We are stating our **opposition to the proposed development permit at 4240 59 Street**. We fully support and echo the statements submitted by the **Waskasoo Community Association (WCA)**, the **Waskasoo Environmental Education Society (WEES)**, the **Gaetz Lakes Sanctuary Committee**, **Camille J. Lerouge School**, and the **Red Deer Public School Board**.

Additional Concerns

In addition to the WCA's findings, we wish to highlight the following:

1. **Historical Resource Value**
   The lot is listed in the *Alberta Listing of Historic Resources (Fall 2025 Edition, October 2025)* as **HRV 4, Category P**.
   - **HRV 4** indicates that *historical resources have been identified nearby* and that *avoidance or formal assessment may be required before development can proceed.*
   - **Category P** confirms that those resources are *paleontological*, further reinforcing the need for environmental and archaeological diligence before any ground disturbance occurs.
2. **Rezoning History and Prior Council Decision**
   In **2023**, the developer applied to **rezone the property from PS (Public Service) to R-H (High Density Residential)** and to **amend the Waskasoo Area Redevelopment Plan (ARP)** to allow a nearly identical development.
   This application was **unanimously refused by City Council** because it **did not align with the ARP objectives**, which include:
   - Ensuring development is sensitive to existing neighbourhood character, lot patterns, and density.
   - Maintaining Waskasoo's extensive parks and open space network.
   - Preserving environmental, historical, and cultural features.
   - Maintaining and enhancing trail and pedestrian connections.
   - Encouraging enhancement and upkeep of all neighbourhood properties.

While "Supportive Living Accommodation" was later added as a Use under the PS zone during **Phase One of the Bylaw Review**, the proposed development still **fails to meet the same ARP and Environmental Character Statement objectives** that led to Council's refusal in 2023.

3. **Lack of Public Consultation in the PS Zone Changes**
   The inclusion of Supportive Living Accommodation in the PS zone occurred **without public consultation**. Phase One of the Bylaw Review was publicly described as applying only to

Residential, Industrial, and Commercial zones. There was **no indication or opportunity for public comment** regarding modifications to the PS zone.
We respectfully request that the **MPC recommend City Council reopen public consultation** to determine **whether, and under what conditions, Supportive Living Accommodations** should be permitted on PS-zoned lands before similar applications are submitted.

4. **Scale, Massing, and Location Concerns**
While we support thoughtful **infill development** in mature neighbourhoods, such projects must be **scaled appropriately** and **context-sensitive**.
The current three-storey proposal is **too large and too close to the street**, negatively affecting surrounding homes, schools, and environmental areas.
A **one- to two-storey design**, comparable in scale to the **Pines Lodge or Parkvale Lodge**, would be far more suitable.
Such a development could be **clustered with existing nearby buildings** (Gateway School and Parkland CLASS) and still respect right-of-way and landfill setbacks on the east side of the lot.

Summary of WCA Findings

The **Waskasoo Community Association's** detailed submission demonstrates that the proposal:

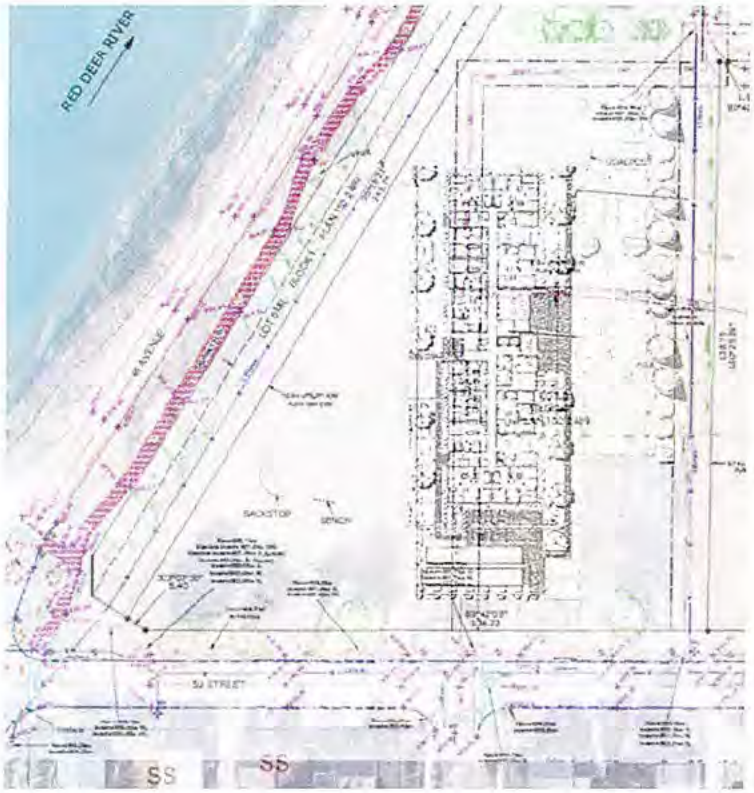
- **Contradicts City statutory plans**, including the Municipal Development Plan, ARP, and Environmental Character Statement.
- **Fails to meet zoning requirements** for the Public Service (PS) zone.
- **Negatively impacts neighbourhood amenities**—notably views, vistas, traffic, and trail safety.
- **Endangers sensitive hydrological and ecological areas**, including wildlife corridors and riparian zones along the Red Deer River.
- **Diminishes the enjoyment, privacy, and value of neighbouring properties**.

Possible Alternative

We wonder why the following siting and layout was not proposed? See below. In a layout such as this, a one or two storey structure which **rotates the building 90 degrees** and repositioning it **further north and east** on the lot (see image below) would:

- **Share the existing northern access** with Gateway School and Parkland CLASS.
- **Reduce paved area**, **preserve mature trees**, and **minimize fencing**.
- **Leave open space** along the river for wildlife and hydrological protection.
- **Avoid creating new hazards** on the South Bank Trail.
- **Reduce visual and privacy impacts** on nearby residences.

- **Cluster new structures** with existing facilities for better neighbourhood integration.



Conclusion

The proposed development at **4240 59 Street**:

1. Does not comply with Red Deer's **Zoning Bylaws**, **ARP**, or **Environmental Character Statements**.
2. Will **negatively impact neighbourhood amenities**, **public safety**, and **environmental integrity**.
3. Will **unduly affect the use, enjoyment, and value** of surrounding properties.

We respectfully request that the **Municipal Planning Commission refuse this development permit** and **recommend City Council** re-examine the **Public Service zoning changes** introduced during Phase One of the Bylaw Review to ensure appropriate **public consultation** occurs.

Should development proceed on this site in the future, we urge the City to support **scaled-down, clustered designs** that **respect the ARP**, **protect environmental features**, and **preserve the neighbourhood's character**.

Sincerely,

[redacted]

Waskasoo

To: **City of Red Deer, c/o Inspections, & Licensing Department**
Attn: Jay Hallett, Senior Development Officer
development@reddeer.ca

Re: **Public Comments – Development Authority**
Proposed Supportive Living Accommodation at 4240 – 59th Street
Decision to be made by: Municipal Planning Commission
Your file: DP088064

My contact information:

[redacted]

Comments:

I **strongly oppose** the development application for the Proposed Supportive Living Accommodation at 4240 – 59th Street, referred to in the letter dated October 27, 2025.

I am a homeowner in Waskasoo, whose home is within 100 meters of the proposed development. I have lived here since 2008.

MPC may, in respect of an application for a discretionary Use:

a. approve it, with or without conditions; or
b. refuse it, providing reasons. (LUB s.2.110.1)

If a proposed development does not comply with the applicable regulations of the Land Use Bylaw, MPC has authority to still approve the application, with or without conditions. However, in that case, it must be satisfied that:

a. the proposed development would not unduly interfere with the amenities of the neighbourhood; and
b. the proposed development would not materially interfere with or affect the use, enjoyment or value of neighbouring land. (LUB s.2.1101.1)

The Waskasoo Area Restructure Plan (ARP) was passed by Council in 2016.

The *Municipal Government Act* says an ARP must address the ARP's objectives and how they are proposed to be achieved. (MGA s.635). The Waskasoo ARP explains, (at pg 6)

"These objectives are established to achieve the community vision by forming the basis for the policies contained within. As Waskasoo redevelops

and evolves throughout time, the ARP is set out to accomplish the following objectives

1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character, and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development;

2. Maintain Waskasoo's extensive parks and open spaces.

3. Preserve and maintain environmental .... features.

4. Maintain and enhance trail and pedestrian connections. "

5. Encourage the enhancement and maintenance of all properties.

The Waskasoo Character statements which formed part of the Waskasoo ARP were incorporated into and form part of the Land Use Bylaws.

Section 12.150 of the Land Use Bylaw states that:

12.150.1.1 The areas of Waskasoo and Woodlea have applicable Character Statements that define the character of the area and outline regulations establishing design parameters to which a proposal for redevelopment in the area must adhere.

12.150.1.2 The Development Authority will use Character Statements in conjunction with the Zoning Bylaw to evaluate if an application maintains the character of the affected area.

12.150.1.3 Where the requirements in the Zoning Bylaw conflict with the Character Statements, the Character Statements prevail.

The Waskasoo Character Statements (at pg 4) also state that

> The Context and History, Common Forms and Scale of Buildings, Common Building Materials and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development complements or maintains the character of the area.

Waskasoo is divided into four distinct character areas. The lot where the proposed development is situated is in the Waskasoo **Environmental Character Area.**

The "Environmental Character Area" is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary and the lot in issue at 4240 -59th Street.

Common Forms and Scale of Buildings in the Environmental Character Area are described (at s.5.3 ECA) as:

- Natural features including native vegetation, mature trees, **and a minimal Building coverage**
- **Buildings are typically 1 storey with flat roof construction**

Other Common Elements of the Environmental Character Area are described (at s.5.5 ECA) as:

- **Rural character** with native, naturalized landscapes, rural road cross sections, a lack of fencing; and
- **A wide open sense of space that is not common in other areas of the** City

Recommended Design Elements of the Environmental Character Area (s. 5.6 ECA) include:

1. A conservation development pattern which clusters the development's built form together into a portion of the overall area allowing the **open space** of the development **to contribute to the existing adjacent open space and be an amenity to the site users including wildlife.** For Public Service Uses with a residential component like Assisted Living, concepts such as Pocket Neighbourhoods may be considered.

2. Mature street character, scenic Vistas viewable from the road, and existing natural features of the area shall be maintained.

....

9. All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation **to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River**.

10. Shared driveways are encouraged...

...

15. New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of **inappropriate or excessive Massing,** form or height having a negative impact on abutting properties in terms of shadows and privacy / overlook, **or causing the loss of** landscape features or **other factors which may have a negative effect on the** streetscape or **abutting properties.**

16. Location, style and amount of fencing proposed around and / or adjacent to open space areas shall have consideration for the movement of wildlife and the prevention of opportunities for wildlife entrapment.

I have read and agree with the letters and written submissions sent by the following, opposing the siting, size, height and repercussions of the proposed development.

a. The Waskasoo Community Association;
b. The Waskasoo Environmental Education Society;
c. The Gaetz Lake Sanctuary Committee
d. Ron Bjorge
e. The principal of Ecole Camille J Lerouge School
f. The Red Deer Public School Board.

1. The proposed development does **not** complement or maintain the distinct character of the Environmental Character Area. It is incompatible with it.

   The unique, special and irreplaceable nature of the area where the parcel in issue is situated, cannot be overstated.

   This parcel is designated as *open space – major* by the City of Red Deer Municipal Development Plan.

   The lot in issue is next to the Red Deer River, separated from it only by 45th Avenue and a narrow municipal reserve which also houses the paved multi-use path of the Waskasoo Trail system. 45th Avenue from 59th street northward has been deliberately and carefully maintained as a "rural character" road. This road serves as a gateway and sole access to the Kerry Wood Nature Centre, Gaetz Lake Sanctuary and the McKenzie Trails Park. The riparian strip along the river at this spot is very narrow – already too narrow a corridor for protection of the river, the riverbank, wildlife movement, wildlife habitat and the requisite ecosystems. The proposed location for this development on the southwest of this parcel will only exacerbate this problem.

   This location's natural, open space provides trail users, vehicles travelling to the Kerry Wood Nature Centre / Gaetz Lake Sanctuary an exceptional view - encompassing the Red Deer River and the trees along its West bank as well as the natural forested area on the hills east of Gateway school and then in the Gaetz Lake Sanctuary. This view can also be seen not only by homes and users of 59th street but also from homes well down the Avenues, particularly at 44th Avenue.

   What is unique and special about this location is open naturalized lands proximate to the river. The birds and wildlife that are commonly seen and heard here and that this

environment sustains are also integral to this. These things together create a peaceful natural oasis in the heart of the City. If inappropriate development is allowed that destroys it, this it will be irreplaceable. The large number of pedestrians, cyclists, runners, dog-walkers and scooters that regularly use the trails immediately adjacent to the proposed development attest to the importance of protecting this view and experience not only for Wasko residents but for the entire city.

I would urge you to carefully read the excellent analysis that is contained in the letters I have mentioned above, which provide particulars of how the development application before you does not comply with the Environmental Character Area Statements, including but not limited to it:

a. That it should not be located at the south west corner of the lot next to the already too-narrow riparian strip. This is contrary to the ARP's objectives (listed above) and several of the Character Statements (ex. Common Elements including rural character with naturalized landscapes, a wide open sense of space that is common in other areas of the City; allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife.

b. The proposed large 3-story building running the length of the 59th Avenue flouts the common form and scale of building set out in the Character Statement (minimal building coverage, typically 1 storey). It also incongruent with common elements of the ECA (rural character, wide open space that is not common in other areas of the city) as well as recommended design elements (ECA s.5.6. ex. scenic Vistas viewable from the road; a new development should not adversely affect the character of the streetscape, as a result of ....inappropriate or excessive Massing, form or height).

   I urge you to read the letters from WESS, the Gaetz Lake Sanctuary Committee, Ron Bjorge and the Waskasoo Community Association. Their excellent discussion and analysis underscore the importance of not allowing these critical features of the Environmental Character area to be gutted and how the proposed development is incongruent with the Environmental Character Area statements.

I am mindful that MPC cannot consider speculation about if further development is likely to be sought for this parcel. At the same time, I urge you to be mindful of the precedent you are setting for future development in the Environmental Character Area, if you "gut" fundamental characteristics by permitting this application.

c. The size, height and location of the proposed development will also have huge adverse effects because it will (a) obliterate the views and vistas from 59th street and far down avenues such as 44th Avenue. (b) have a negative impact on abutting properties south of it from loss of privacy / overlook. This not only contravenes Environmental Character Area ex. see the recommended design elements at s.6.15 but is also relevant to MPC's discretion as described in LUB s.1101.1 (MPC's authority to approve an application, if the proposed development does not comply with the LUB.

d. The proposed front yard set-back is too narrow and would negatively affect the character of the streetscape. The set-backs are not prescribed distances – for PS they are at the discretion of the development authority (in this case MPC) and should, at minimum, be no closer the adjacent set-backs of Gateway School

e. Access to the parking lot and main entrance for the proposed development would be achieved by adding a road that will cross the South Bank walking trail. This is an extremely well-used trail and will drastically increase risk to trail users and wildlife.

f. The location, style and amount of fencing proposed. This runs counter to the Character Statement and has no consideration for the movement of wildlife

2. Traffic in Waskasoo has been a long-standing problem in Waskasoo.

   a. I am concerned with the increased traffic the proposed development will create;

   b. I am also concerned that parking lot for the proposed development will not be sufficient for its size, and the overflow will result the surplus vehicles parking down 45th Avenue. I note that only 52 stalls are proposed for 48 units, leaving 4 stalls for staff, visitors, deliveries or tenant couples who may have more than one vehicle. In contast, under the LUB, if characterized as an apartment, the LUB bylaw would require 68 stalls. I believe that this will not only make parking on 45th Avenue difficult for residents living near this development. It will also just compound the issues with traffic because of the narrow width of 45th Avenue.

      I believe that adding additional parking is a solution to this. But submit that this issue should be avoided by not permitting a development of this size at the proposed location.

For a good description of facts and analysis pertinent to this issue please see the letters / submissions listed above from the Waskasoo Community Association, the principal of Camille, the Red Deer School Board and the WEES.

The fundamental issue remains that a development of this size, intensity of use and at the proposed location is NOT appropriate on this lot.

.

[redacted]
Red Deer, AB [redacted]
[redacted]

13th of November 2025

Re: Development permit application for 4240 59th Street

Dear Municipal planning commission members,

I am writing to express my concerns regarding the proposed development permit application for a 48-unit seniors' supportive living apartment at 4240 59 Street in Red Deer.

We are a family of five and we have lived in Waskasoo neighbourhood over 20 years. We love the area for it's natural areas, wildlife, beautiful views of river, creek and Kerry Wood Nature Sanctuary. Our children go to Ecole Camille J Lerouge.

I join Waskasoo Community Association in voicing concerns over this proposed development as it

1. Does not meet the key requirements of the zoning bylaw including the Waskasoo Environmental Character Statement (mature street character, views and vistas, environmental character area and wildlife corridor)
2. Will unduly interfere with neighbouring amenities (views and vistas, trails, traffic and student pedestrian safety)
3. Will materially interfere with and affect the use, value and enjoyment of the neighbouring properties.

I also echo the concerns of Gaetz Lakes Sanctuary Committee. Too tight city planning and development eliminates wildlife within the city. It will not allow enough permeable surfaces for the run-off water to be naturally filtered before entering the river. With this development the sanctuary would be left as an island without a corridor for wildlife to move on their natural paths.

The increasing traffic this development adds on to in the neighbourhood is a great concern as it already is over double the acceptable capacity. We worry about our and other neighbourhood children's safety every day as they walk to school and back home.

The proposed building and it's location will change the character of the area entirely as it will block the beautiful views of the river and congest the open area much needed for wildlife living space.

I love the vibrant City of Red Deer and especially our neighbourhood of Waskasoo. We understand the need for developing and renewing the city but it has to be done in a reasonable way and respecting the bylaws, wildlife and natural areas. Thank you for taking time to consider my concerns.

Sincerely,

[redacted]

From: [redacted]
To: Development
Subject: [External] re - Proposed Supportive Living Accommodation at 4240 - 59th Street, Red Deer AB
Date: November 14, 2025 3:43:53 PM
Attachments: image001.png
image002.png
image003.png

Good afternoon, Jay Hallett.

I am writing to express my full support for the proposed Supportive Living Accommodation at **4240–59th Street, Red Deer, AB.**

As Red Deer continues to evolve and grow, the needs of our aging population have become increasingly apparent. Many of our current supportive living facilities are operating at or near capacity, with waiting lists that place significant strain on seniors and their families. Often, Seniors and their Families must look at options outside of our great community. Red Deer's most recent demographic data reflects a notable increase in the senior population, and this trend is expected to continue. Red Deer's population is **100,844** as of 2021. Between 2011 and 2021, the proportion of seniors in Red Deer rose by **44%.** The development of additional supportive living spaces is essential to ensuring that older adults in our community can access safe, dignified, and appropriate housing as they age.

The proposed location within one of Red Deer's oldest and most established neighbourhoods is especially suitable. This area offers proximity to essential services, accessible transportation routes, and familiar surroundings that contribute to seniors' mental and emotional well-being. Being able to age in place—within one's own community—has proven social benefits, including continuity of relationships, reduced isolation, and increased quality of life.

In addition to meeting a clear community need, this development offers positive benefits for the neighbourhood and the city as a whole. Supportive living facilities bring employment opportunities, stability, and a sense of social responsibility to the areas in which they are built. Integrating seniors into established neighbourhoods promotes inclusiveness and strengthens community ties, allowing long-time Red Deer residents to remain in the city they have helped build.

Given the demonstrated need for additional supportive living accommodations, the suitability of the proposed location, and the thoughtful design and purpose of the project, I strongly encourage the approval of this development. It represents a responsible, compassionate, and forward-looking investment in Red Deer's future.

Thank you for your consideration

Sincerely,

[redacted]
Associate
Direct/Text/Fax: [redacted]
LinkedIn Profile
103, 4315 55 Avenue | Red Deer, AB | T4N 4N7

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From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Attn: Jay Hallett, Senior Planner. Re: 4240-59 Street Development Application
Date: November 14, 2025 10:28:05 AM
Attachments: image002.png

You don't often get email [redacted] Learn why this is important

Dear Mr. Hallett,

I am writing to express my concern's regarding the development permit application for a seniors' supported living apartment building at 4240-59 Street.

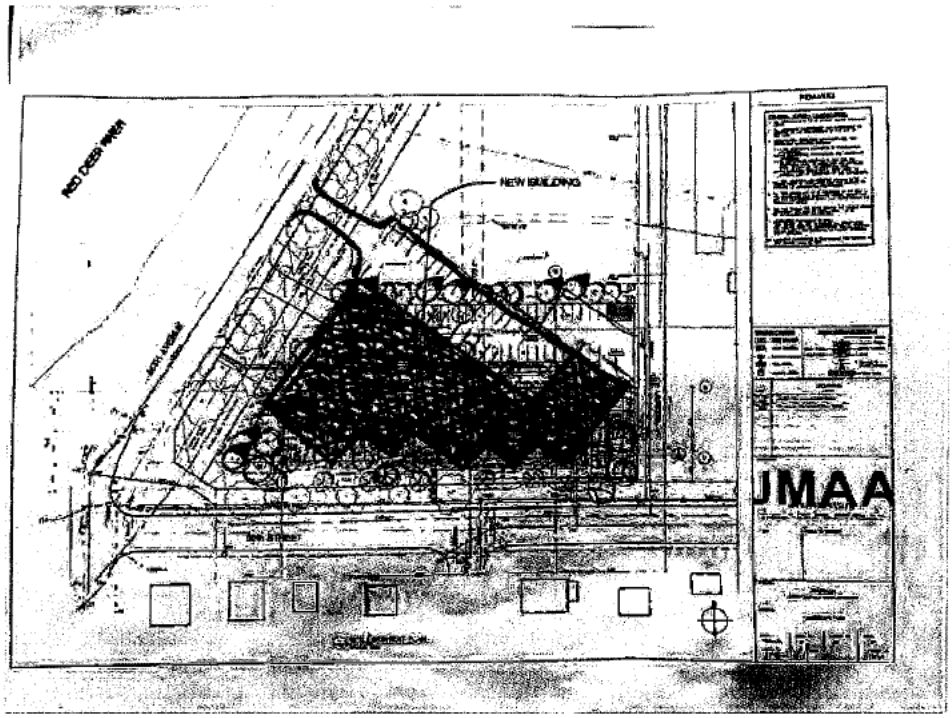
I am a resident of Waskasoo. Although my home is not adjacent to the development on the 59th Street property, it has the potential to affect my enjoyment of the area and I am very empathetic to my neighbours with greater adjacency to the lot. I am not against reasonable, sensitive, and high-quality development of this parcel of land, but I believe that the design as submitted does not meet these standards. I have some significant concerns about the design of the building, the placement of the lot and site utilization, it's impact to the streetscape, and the potential for further densification of the parcel in the future.

The building design does not conform to the character statements of the Waskasoo ARP. It is a typical three-story apartment building design duplicated time and again across North American cities with no sense of place and little attention to beauty or detail. It aspires to the same design quality and standards we have seen many times in this city, most notably the 1970s development of apartment buildings on 55th Street. I have lived in Red Deer long enough to know that this is not considered one of our finest moments in planning and development. Development like this is one of the reasons that the Waskasoo ARP was implemented: to ensure the integrity of the area's cultural, natural and architectural character.

I believe that this parcel of land offers unique and substantial opportunities to create a high-quality environmentally and architecturally sensitive seniors' residence. Here is an example from Qualicum Beach, B.C.:

When I saw Qualicum Manor a few years ago I was struck by it's elegant interpretation of the Craftsman Style. Some like this would look amazing on the 59th Street parcel, but other opportunities abound. The building could demonstrate a more contemporary approach that mimics the scale and form of the neighbourhood, one that respects and honours the residential and historic character of the neighbourhood without a strictly traditional approach.

Regarding the massing of the building and the placement on the site, I feel the developer has made little effort to address the concerns of the neighbouring residents regarding the obstruction of views and negative impact to the street's character. The block-like massing and facing the rear of the building to the street is not neighbourly, nor does it meet the requirements of the Waskasoo ARP. The massing could have more variety, with setbacks and various roof heights. I do not have full information on the site constraints for siting the building, but I believe that a more imaginative, interesting, sensitive, and respectful approach could be taken. Perhaps the building could be sited at an angle to facilitate a stepped façade and greater landscaping opportunities. This would also create better vistas for the homes on the south side of 59th Street as well as for the residents of the apartment building. While not significantly addressing the loss of the current residents' views towards the river, it would provide a friendlier and more attractive streetscape. To illustrate this suggestion, I have included a sketch overlayed on the developer's site plan:



An approach like this may occupy slightly more land to the north of the property, but a small concession to create a better site usage solution. Ideally, the building would be placed with an even larger setback from 59th Street. This should not be an issue unless additional future development is planned. I understand that this is currently not on the table, but it would be informative to ask the developer if this is being considered. No doubt that there will be continued strong opposition to this, especially if more of the same is presented.

To conclude, I believe the current design and site layout has room for improvement. While it likely checks the boxes on for an economical build and maximum potential for further lot development, I see it as a missed opportunity to truly take advantage of the incredible lot, the charm and beauty of the area, and the potential for this to be an asset to the neighbourhood (Or in other words, a good neighbour.)

Thank you for the opportunity to provide input to this very important decision.

Sincerely,

[redacted] Red Deer

From: [redacted]
To: Development
Subject: [External]
Date: November 14, 2025 7:45:00 AM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:

The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes

Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users

The application should include 28 more trees and shrubs to meet the minimum landscaping requirements

The development does not meet the requirements of the Waskasoo Environmental Character Area

The location of the building across the south end of the lot next to the 45th Ave lookout impinges on the already severely compromised wildlife corridor along the Red Deer River, and will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed.

Sincerely,
[redacted]
Red Deer, Alberta

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Concerns about the proposed East Lincon Development at 4240–59 Street.
Date: November 14, 2025 3:16:15 PM

You don't often get email from [redacted] Learn why this is important

I am writing to express my concerns about the proposed East Lincoln Development at 4240–59 Street in the Waskasoo community. Given the cumulative impacts on riverbank stability, wildlife connectivity, ecological health, trail safety, and the long-term integrity of the Gaetz Lakes Sanctuary and Waskasoo Valley. Protecting this land is essential to safeguarding the Red Deer River riparian corridor, one of the region's most valuable ecological assets.

Loss of Permeable Surfaces and Increased Runoff

Although the existing schoolyard is not a natural landscape, it is fully permeable. Permeable ground absorbs rainfall and snowmelt slowly, reducing overland flow, preventing erosion, and filtering contaminants such as road salt, oils, pesticides, and de-icing chemicals before they reach the river system.

Replacing this land with buildings, parking lots, patios, and driveways will eliminate these natural protections. Hard surfaces concentrate and accelerate water flow, elevating erosion risk on an already sensitive riverbank and carrying pollutants directly into the Red Deer River and Waskasoo Creek. The proposed plan also falls short of the City's own landscaping requirements **by more than 28 trees and shrubs**, further diminishing the site's natural ability to absorb and filter water.

Riverbank Stability and Erosion Concerns

The development is located on the outside bend of the river—an area where water flows faster and erosion pressures are naturally greatest. Throughout Red Deer, similar sites (including below Oriole Park West and Cronquist Drive) have required extensive and costly bank armouring after development intensified erosion. Armouring disrupts wildlife movement, eliminates spawning habitat, and prevents the river from evolving naturally.
This section of riverbank is already extremely narrow and ecologically fragile. Adding structural and stormwater stress increases the likelihood that armouring will be required here as well, permanently damaging habitat and degrading one of the most sensitive riparian zones in the city. Not to mention the **huge** financial burden to the City of Red Deer and its taxpayers in future years should this armouring be required.

Impacts on the Wildlife Corridor

This location forms one of the narrowest and most critical habitat linkages along the Red Deer River corridor, connecting the Sanctuary, the riverbank, and the MacKenzie Trails natural area. Wildlife movement—including birds, amphibians, reptiles, mammals, and invertebrates—depends on this corridor.

The proposed development would intensify traffic, noise, lighting, impermeable surfacing, and human presence, creating a choke point that disrupts movement and

elevates mortality risks. Species already at risk—such as small mammals, amphibians, and ground-nesting birds—are particularly vulnerable to roadkill and habitat disturbance.Rather than narrowing this linkage further, the corridor should be **expanded and restored**, strengthening biodiversity connections across the Sanctuary and Waskasoo Valley.

Light Pollution and Disturbance

The proposed facility and its perimeter lighting would create significant illumination across the forest edge and riverbank. Nocturnal and crepuscular species rely on darkness for movement, feeding, and protection from predators. Artificial light acts much like a physical barrier, restricting wildlife passage and altering behaviour. Interior and exterior lighting also increases bird and bat collisions with windows and structures, while ground-level lighting attracts wildlife to patios, feeders, and human activity—heightening human-wildlife conflict.

Traffic, Safety, and Wildlife Movement Risks

The proposed development would significantly increase vehicle and pedestrian traffic in an area already constrained by narrow roads and heavy trail use. A new driveway crossing the South Bank Trail—one of Red Deer's busiest commuter and recreation routes—would create a major safety hazard for pedestrians, cyclists, children, and dog walkers who already contend with an existing driveway serving Parkland CLASS and Gateway School. Adding a second crossing, with no possibility for safe trail realignment, heightens the risk of human–vehicle collisions due to increased traffic, turning movements, and limited sightlines. Additional traffic on 45 Avenue and the rural road to MacKenzie Lakes will also intensify wildlife-vehicle conflict. Species that routinely cross this corridor—including moose, deer, foxes, beavers, hares, squirrels, snakes, and salamanders—would face greater mortality risks. Increased pedestrian activity, noise, lighting, and waste from a larger population will further disturb wildlife movement and behaviour in one of the city's most sensitive ecological linkages.

The Broader Consequence: Precedent for Development in Sensitive Natural Areas

For more than a century, since the Gaetz family entrusted the Sanctuary to Red Deer residents, citizens have repeatedly stepped forward to protect this landscape from irreversible harm.

Approving this development sets a dangerous precedent: future proposals adjacent to Red Deer's environmentally sensitive areas could cite this approval as justification, placing additional undeveloped natural areas at risk.
Some lands simply hold greater ecological value than any building that could be placed upon them. The East Lincoln property—situated at a critical habitat linkage, on a vulnerable river bend, and beside the city's most important sanctuary—is one of those places.

I want to emphasize that I do not oppose supportive or higher density residential development in principle. These housing types are needed in our community, and Red Deer has numerous suitable brownfield and infill sites—particularly within the Greater Downtown area—where such projects can succeed without compromising

ecological integrity. My concerns are not "NIMBY" objections, but grounded in the broader, long-term impacts of placing a large development in one of the city's most environmentally sensitive and strategically important wildlife corridors. This location carries risks that cannot be mitigated without fundamentally altering the surrounding natural systems, and I urge the City to direct this much-needed development to a more appropriate, resilient site.

Sincerely a long-term Woodlea/Waskasoo resident,

[redacted]

From: [redacted]
To: Planning Services; Development
Cc: [redacted]
Subject: [External] Waskasoo proposal: I am curious if we have tought this through
Date: November 14, 2025 3:00:03 PM

You don't often get email from [redacted] Learn why this is important

Hello Jay,
I hope this email finds you well. I was just informed of the idea that the city wants to develop the land by gateway school and the Red Deer River.

I am just curious if you have considered the following:

The increase of traffic in general
The significant increase in traffic before school and after school
The fact that there are three schools in the area
The fact that it is close to the sanctuary

I am a concerned citizen that thinks this is a BAD idea.

Please let me know what you think of these concerns and if the city has a plan to solve these issues that will arise if you go through with this idea.

Another thought is, could this building be built over by capstone??

1. I do not want to see apartments go up here, as a citizen and as a teacher in the area.
2. I don't see a lot of people choosing to live there, as it is a POOR location for a lot of things. No groceries stores, no gas stations nearby...
3. Do you plan on widening that small road (45ave) if you do this?!

This sounds like a bad idea and a poor investment made by our city.

I am curious to hear your response to this?

[redacted]
École Lindsay Thurber Comprehensive High School
[redacted]
403 347-1171(School) [redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] 4240 59 St Development Response
Date: November 14, 2025 2:54:31 PM

You don't often get email from [redacted] Learn why this is important

development@reddeer.ca

November 14, 2025

Attention: Members of the Municipal Planning Commission

Il 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 and South (right) Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, development here stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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 and Waskasoo Creek, and
    b. will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.

As a citizen that walks, bikes and drives to Kerry Wood and the MacKenzie trail system at least two to three times a week, the traffic will be a big impact. Has any member of the committee tried to drive down 45 Avenue when handi buses, deliveries are driving down the street and you need to pull over into a vacant spot. Have any Committee Members, tried to get around in the area when the schools, Memorial Center are open! And the falsehood that seniors don't drive haven't been to the parking lot at Golden Circle/Recreation Center on afternoon for Aquasize! If there is a future bus service for the Senior Complex, there is no room for a bus service down 45 Avenue.

5. The development violates the spirit and intent (Environmental Character statements) of the Waskasoo Area Redevelopment Plan (ARP)

In closing, it saddens me to see this area developed into a large complex. From the plans and

development outlined it will for those that can afford high end housing not the need of affordable housing for seniors. This is all at the expense of the neighborhood, the wildlife that will be affected, the Red Deer River and another important piece of accessible green space gone that in the past has made Red Deer so desirable to live.

Regards,

[redacted]

November 13, 2025

Jay Hallett
Senior Development Officer &
Municipal Planning Committee
City of Red Deer
c/o Inspection & Licensing Department
4914 48 Ave
Red Deer, Alberta
T4N 3T4
development@reddeer.ca

Dear Members of the Municipal Planning Committee,

Re: Proposed Zoning Changes and Development Permit Application East Lincoln Properties – 4240 59 Street

While I was not directly notified of the application for a Development Permit by East Lincoln Properties for the lot at 4240 59 St, as a long time resident of Red Deer with an interest in as they relate to the historical neighbourhood, the environmental health of the Sanctuary, and to the wider environment of our city, I am writing to formally express my concerns regarding the proposed development. I believe it will permanently and negatively impact the neighbourhood and contradict several key principles that guide responsible planning in the Waskasoo Character Statement.

It must be noted that this is the third attempt by this developer to over-develop on this particular lot. The pressure on this neighbourhood continues. What message about the vision for this neighbourhood is being missed?

First, the proposal does not align with the established Neighbourhood Character Statement that has long shaped the identity, scale, and architectural continuity of this historic area. The proposed form, massing, and intensity appear incompatible with the surrounding environment and risk undermining the cohesive aesthetic and cultural heritage that residents and the municipality have worked hard to preserve.

Red Deer is well known for its wonderful trail, parks and green spaces receiving many awards and recognition for its development.

The proposed revision to Parks and PS zones to allow large developments in our parks and schoolyards as well as the removal of most environmental and trail related recommendations in the new Intermunicipal Development Plan are just a few of the disturbing decisions that seriously threaten the trails and green spaces that are cherished parts of our city that attract both visitors and new residents.

Looking at the Site/Context Plan it is clear that the existing South Bank Trail will be impacted by this proposal. This particular intersection links key sections of the trails and is key connector that is extremely well-used by pedestrians, cyclists, scooter-riders, and skateboarders. Neighbourhood residents out walking their dogs, commuters headed into and out of downtown for work, and children heading to and from school all make use of this section of trail.

Second, the site is situated directly adjacent to a recognized wildlife corridor and lies within close proximity to the river environment, both of which are consistently recognized as a true asset essential ecological asset within our community.

Ecological corridors report – Parks Canada 2024 states that ecological corridors provide biodiversity and human well-being benefits. They are "nature-based solutions" that:

- help species adapt to climate change by protecting and restoring ecosystems
- lessen the impact of human development on natural habitats
- connect various habitat types that species need to eat, breed, and migrate
- support vital ecosystem services like the provision of food and clean air, and nutrient and water cycles
- maintain healthy and viable wildlife populations
- promote human-wildlife coexistence
- foster connections between people and nature

This corridor supports the movement, habitat, and overall health of local wildlife populations. The protection of this wildlife corridor is critical for the long term utilization of the Sanctuary by ungulates and other animals. Without a means of entering and exiting the Sanctuary freely, wildlife populations may abandon the area in order to find more accessible

Increased development pressure—particularly in the form proposed—may disrupt these environmental functions, introduce additional stressors, and diminish the ecological integrity of the river valley.

The Red Deer River has also been increasingly threatened by development and subsequent erosion. There are numerous places along the river, through the City, where the bank has required armouring.

Protecting our historical neighbourhoods and natural systems is vital for maintaining a sustainable, livable community. For these reasons, I respectfully request that the Planning Department undertake a thorough review of the proposal with particular attention to:

1. Compliance with the Neighbourhood Character Statement and other applicable statutory planning documents.
2. Impact on heritage value, including architectural consistency and neighbourhood identity.
3. Environmental considerations, specifically the implications for the wildlife corridor, riparian zone, and long-term ecological health.
4. Opportunity for community consultation, ensuring residents have meaningful input in decisions that affect the future of their neighbourhood.

I appreciate the important work your department undertakes and your commitment to balanced, thoughtful planning. I trust that these concerns will be given serious consideration before any approvals are granted. As a resident in the Parkvale neighbourhood with the Waskasoo Creek runs beautifully through Barrett Park, I am seriously concerned that should this development be approved, other future projects adjacent to Red Deer's natural areas would have precedence to lean on; other undeveloped areas would potentially face similar development threats.

Thank you for your attention to this matter. I would welcome further dialogue or the opportunity to provide additional information if needed.

Respectfully,

[redacted]

[redacted]

Cc: WCA Secretary - [redacted]

[redacted]
Red Deer, Alberta
[redacted]

November 14, 2025

Red Deer City Council City Hall
4914 48th Avenue
Red Deer, AB T4N 3T4

To Whom It May Concern

Re: Opposition to Proposed Zoning Change for Multi-Level Apartment Development at 45th Avenue Lookout

I am writing to express my strong opposition to the proposed zoning change that would permit construction of a multi-level apartment building by East Lincoln Properties near the 45th Avenue lookout. This development poses significant environmental, safety, and procedural concerns that warrant careful reconsideration.

Environmental Impact on the Red Deer River Corridor

The proposed location of this building across the south end of the lot directly adjacent to the 45th Avenue lookout represents a serious threat to our already compromised wildlife corridor along the Red Deer River. This corridor serves as critical habitat and a movement pathway for local wildlife, and further encroachment will only exacerbate existing pressures on these essential natural areas.

Additionally, the increased impervious surfaces from concrete and asphalt associated with this development will significantly increase stormwater runoff into the Red Deer River and Waskasoo Creek watershed. This poses risks to water quality and aquatic ecosystems that our community has worked hard to protect and preserve.

Traffic and Congestion Concerns

The addition of a multi-level apartment building will substantially increase traffic volume and congestion on 45th Avenue and the rural road access to McKenzie Lakes. These routes are already experiencing capacity challenges, and this development will further strain infrastructure without adequate consideration for traffic management and road safety.

Non-Compliance with Environmental Character Statements

I note with concern that this development does not meet the requirements outlined in the Environmental Character Statements contained within the City's Zoning Bylaw. These standards exist to protect the environmental integrity of our community, and any variance from these requirements sets a troubling precedent for future developments.

Inadequate Landscaping Plan

The current application falls short of minimum landscaping requirements by 28 trees and shrubs. This deficiency further demonstrates the inadequacy of the proposal and its failure to meet basic municipal standards for environmental mitigation and aesthetic integration.

Trail Safety Hazard

The proposed access to the parking area unnecessarily crosses the South Bank trail, creating a significant safety hazard for trail users. The Waskasoo Park trail system is one of Red Deer's most valued amenities, and compromising user safety for development convenience is unacceptable.

Procedural Concerns

I am deeply troubled by the procedural handling of this application. City Council previously rejected this zoning change after hearing community concerns. When the developer reapplied, Council chose not to hear the subsequent application directly but instead referred it to city planning, effectively bypassing public input and disregarding the concerns of the citizens you were elected to represent. This approach undermines democratic process and erodes public trust in municipal governance.

I respectfully urge Council to:

- Reject the current zoning change application
- Uphold the previous Council decision that reflected community concerns
- Ensure that any future applications for this site include meaningful public consultation
- Prioritize environmental protection and community well-being over development pressure

Our community deserves thoughtful, sustainable development that respects our natural environment, existing infrastructure capacity, and established planning guidelines. This proposal fails to meet those standards.

Thank you for your attention to this important matter. I trust that Council will carefully consider these concerns and act in the best interests of Red Deer residents and our shared environment.

Sincerely,

Jay Hallet
Senior Development Officer
City of Red Deer Inspections and Licensing Department
4914-48Aveneue
Red Deer, AB. T4N 3T4

Re: **Development Permit Application for 4240-59 Street**

Thank you for the opportunity to respond to East Lincoln Property's (ELP) application to construct a three-story apartment building at 4240-59 Street. We live on 45th Avenue, one-house-removed from 59 Street, and will be directly impacted by every aspect of this proposed development.

At the outset, let me say that I completely support the comprehensive document developed and submitted by the Waskasoo Community Association (WCA). We purchased our home in Waskasoo in 2008 and are long-time WCA members and supporters. We are deeply invested in our retirement home, the Waskasoo community, and in the future of Red Deer.

When ELP first proposed rezoning these lands (2022) to build two apartment buildings on this site I used my opportunity to speak to Council to characterize the impact of the proposal on the larger environment. Red Deer is known as a 'city within a park' by virtue of its vision in developing the Waskasoo Park system. Like most cities, Red Deer grew and developed along the waterways but is unique in retaining functional connectivity between protected areas. I used satellite imagery and GIS measurement to show that there is a continuous connection from well SE of Red Deer, along Piper Creek, into lower Waskasoo Creek, and then northward through Gaetz Lakes, McKenzie Trails and Riverbend Park, and then on to the Blindman River confluence near Burbank. This connection of park and preservation almost always exceeds the 100 m standard of a riparian buffer, and in many places is 200-300 m or more. As a Professional Biologist for some four decades, I assured Council that this is an extraordinary achievement. Biodiversity can flow almost unimpeded from the hinterlands to the SE, through the urban centre and northward to the next watershed. The only significant gap is the 250 m along the lands of this proposed development. Here a narrow, slumping strip of failing riverbank borders a busy roadway and the paved park trail. In many places it is as narrow as 4m, only buffered by the frost-fenced open space of the adjacent playground. Still every Waskasoo resident knows it is still a nightly corridor for the hares, deer and moose that frequent our lawns and boulevards. It is these 'charismatic megafauna' that remind us of what we can't see so easily – every student of biology knows that the real biodiversity utterly depends on the lower trophic levels – the microbes, fungi, plants, invertebrates, herptiles, small mammals, and birds that sustain functional ecosystems and life. They do not move so easily along roadways, paved paths and xeriscapes; nor can they simply cross the rivers and streams – they are bound by the continuous connection of the right bank.

Red Deer's park system stands at a precipice. We need to protect this narrow riparian border and the open space adjacent to preserve the connection from SE to central Red Deer, and then NE to the Blindman watershed. Other presentations draw attention to the riparian connections to the west, but I note that both upper Waskasoo Creek and the Red Deer river west are badly fragmented. The proposed expansion of the QE II highway into the heart of Maskepetoon park is illustrative of the growing separation in that direction.

ELP bought this property knowing fully well that there would be restrictions to development, that the Area Redevelopment Plan (ARP) was in place to preserve the character of the neighborhood, and that the property was part of the Open Space Major portion of the Environmental Character Area. Together, these criteria are critical to the future access, use and ecological functionality of the area. Every user of the Waskasoo Park trail system, Kerry Wood Nature Centre, Gaetz Lakes Sanctuary and McKenzie Trails is confronted by the specter of a park system irrevocably divided by any high-density development. This is an issue for Waskasoo and all Red Deer.

On a more personal note, those of us living on 45th, 44th and 43rd Avenues will see our view of open space replaced by the backside of a three-story apartment complex. It is utterly naïve to expect that if this application is successful there will not be a second or even third phase of building to follow. I was involved in the development of the viewsheds included in the WCA submission – they are a dramatic demonstration of the immediate visual impact for those of us living in the area. Beyond the viewshed north and the utter loss of open space, it makes one's skin crawl to imagine bored apartment dwellers casually 'sharing' our back yards, decks and windows. It takes little imagination to see the impact on both quality of life and future property values.

Submissions from the WCA, local schools and concerned residents make it clear that we already have traffic issues in east Waskasoo. Adding more traffic from high-density development residents, far from transit and basic services like grocery stores, makes no sense. What it does is ensure more crossings along the right bank trail, more risk to park users and school children, more light pollution to endanger wildlife movement, and as noted reduced ecological connection to the parks north, south and west.

I urge MCP members to consider the larger context of the impact on our park system. As well documented by WCA, the Waskasso Environmental Education Society, The Gaetz Lakes Sanctuary Committee, and numerous concerned citizens, we are legally and morally bound to respect the ARP and the protections in place for our residents, community and the larger environment. Some development may be possible on these lands - think gently treed playing fields, low density single care structures, or dispersed recreation al set well back from the river – but never high-density, for-profit 'care' apartments thinly disguised behind a hair dressing parlor as 'seniors care'.

Thank you for your consideration

[redacted]
Red Deer.

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Planning & Development Waskasoo
Date: November 14, 2025 12:37:53 PM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

I 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 and South (right) Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, development here stands to impact amenities shared by the entire city.

I submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users
2. The application should include 28 more trees and 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 and Waskasoo Creek, and
    b. will increase run off from concrete and asphalt surfaces into the Red Deer River and Waskasoo Creek watershed
4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.
5. The development violates the spirit and intent (Environmental Character statements) of the Waskasoo Area Redevelopment Plan (ARP)

Sincerely,

[redacted]

From: [redacted]
To: Development; [redacted]
Subject: [External] Planning & Development Waskasoo
Date: November 14, 2025 1:06:21 PM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

I 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 and South (right) Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, development here stands to impact amenities shared by the entire city.

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4. The development will add traffic and congestion to 45th Avenue and the rural road access to McKenzie Lakes.
5. The development violates the spirit and intent (Environmental Character statements) of the Waskasoo Area Redevelopment Plan (ARP)

Sincerely,
[redacted]

Allrose Exteriors

3358570 AB Ltd
37563 RGRD 272, Red Deer, AB, T4E 1M5
WCB#3027263
G.S.T#131338758 RT0001
403-347-2522

November 14, 2025

Re: Proposed Supportive Living Accommodations – 4240 – 59 St, Red Deer.

Attention: Jay Hallett

When we heard about the proposed project we felt we should add our support to the project. Following are a few points we feel are relevant.

1. The community may not welcome change so close to their homes but this is good for the City of Red Deer.
2. Red Deer is desperate in the need of additional Supportive Living Accommodations.
3. It will add jobs both in construction to build this and the future supportive staff for maintenance and future staff. Those jobs will generate local income that will support the community as Mitchener Center once did.
4. It is developments without the need of costly infrastructure such as roads and sewers and would add tax revenue to help fund City Programs.

5. There will be emotional arguments on both sides. The current green area is not owned by the City of Red Deer and costs money

to mow the grass, snow removal, and property taxes. This land is privately owned and can be developed and does fit discretionary use, and does not require any relaxations.

Yours truly,

[redacted]

From: [redacted]
To: Development
Subject: [External] RE: Development Application 4240-59 St.
Date: November 14, 2025 9:38:54 AM
Attachments: 2xxpZrSCMBRkN3py.png

You don't often get email from [redacted]. Learn why this is important

Attn: Jay Hallet, Sr. Planner

For 23 years I have called Red Deer my home and 21 of those years we have made my home in Waskasoo. It is here we are raising our family. It is a community our family enjoys with a great community. When we look at developments in the area, we consider in the context of two questions: What value does it bring to the community? What value does it bring to my family?

I spoke on this same issue approximately dozen years ago when this property was first requested for development and after considerable time my community concerns have not really changed.

Traffic
Our neighbourhood already has significant traffic problems. My family, and many other households, have young children. Our children play in our yards, on the streets, parks, and attend nearby schools by walking . With four schools, theatre, nature centre, city yards, sports facilities, and major park areas, 45 Ave is a very busy road and not all motorists are careful drivers nor respect the neighbourhood and speed zones. Accidents are common and thankfully, so far, not with the children. The schools generate excessive traffic due to parent drop offs and student drivers. Some schools in the area do not have bussing services or students live outside of regional bus services so parent drop offs are quite excessive. Adding high density seniors housing to the end of these streets will only add to the traffic situation and congestion. How many thousands of heavy vehicle trips (handy buses) per month will this add? How many blurry eyed motorists will be driving through playground zones? How many staff and guests will be visiting daily? Getting in and out of our neighbourhood during school rushes is already a tedious task.

Environmental
The development area is known to be ex-military grounds and nearby contains both old city and military dumps. If I recall from previous studies, some of these locations were not specifically known. Ground disturbance is a concern regarding hazardous issues. Leave the sleeping dog lie as they say. We all know what happened in neighbouring cities (Calgary) where residential developments were allowed on contaminated lands.
https://www.thestar.com/calgary/2018/04/30/after-31-million-cleanup-former-refinery-site-in-calgary-to-reopen-as-park.html

The property is adjacent to a riparian area. Riparian areas in modern times have been highly regulated for development and protected from disturbance. The current norm is to leave riparian areas in their natural states.

The property is adjacent to an eroding river bank. The city has already made riparian interferences here to stabilize the embankment. In time, nature always wins, and the bank will erode toward the proposed development destabilizing the building site. We all know what

happened in neighbouring cities (Edmonton) where residential developments were allowed on eroding river banks. https://www.cbc.ca/news/canada/edmonton/oct-26-1999-landslide-sends-riverbend-homes-into-the-valley-1.3824342

As a taxpayer, I do not wish to be held financially liable for the above two possible issues that are very real possibilities for this location. Once development is granted, the City is liable.

The development will also be nearby the Gaetz Lakes Bird Sanctuary. This park has special protections abided by across the region in regards to development and construction activities. Environmentalist actions are now enshrined in regulations across many jurisdictions to protect and enhance bird populations and facilitate seasonal migrations. The sanctuary is part of these projects and adjacent developments do not further those goals. Adding more nearby population will also increase the usage of the park. While we all want to enjoy nature, a nature preserve does not thrive with high human traffic. Additional park areas bordering the river, riparian areas, and bird sanctuary add to the value of the lands already set aside for these purposes. The idea that a suitable wildlife corridor adjacent to the developments or through a parking lot area between buildings per the project proposal is simply daft. The Gaetz Lakes Sanctuary Committee has made known many concerns about the environmental issues and I fully support their positions.

Neighbourhood
Waskasoo already has significant high density housing within its division and many of these properties are negative to our neighbourhood. Additional high density housing adds to this change of character. The property proposal is also out of character compared to neighbouring properties in that it will be adjacent to R1 areas and removed from other R3 areas.

Infrastructure
Waskasoo is an old neighbourhood with very aged infrastructure. I did not see in the proposal how the site would be serviced, but we already have problems with water, sewer, and power services. How is the capacity of existing services going to handle adding such a large development?

Additional Developments
Parkland School has also planned to build a new admin building in the area at some point. We must also be mindful of the impacts of this development to our community in conjunction with other development applications. Many of the same concerns will be raised in particular the additional traffic. Bringing in two high traffic developments will be really too much.

Past Decisions
This area is designated was park/public use and the previous councils that reviewed these applications agreed this is the best use of this land. This was ignored two years ago when the lot was rezoned for development. Yet here we are again discussing these same applications every few years. Continually reopening these issues costs hundreds of residents time and energy and quality of life to respond. There are many areas in Red Deer that would provide a more suitable development location for the intended use and closer to services the residents will utilize. Frankly, this issue is now reaching level of community harassment.

Last year I put request to City Council to purchase back this land and add it to the Waskasoo Park system. This request was summarily dismissed by councillors Lee and Wyntjes without further discussion. This land was sold as "park" and then the backroom deal was we will change the bylaw and allow development in the future. This is not honest with the community and against the wishes of the community and against the bylaws and social contract between the community and city government.

After years of consideration, I do not feel this development proposal brings additional value to our community. To register a clear position, we are opposed to the development application on this property.

Sincerely,

[redacted]

SUBMISSION TO THE MUNICIPAL PLANNING COMMISSION
RE: DEVELOPMENT PERMIT APPLICATION FOR 4240 59 ST

The Board of the Woodlea Community Association wishes to make a brief submission regarding the above Development Permit Application.

While we appreciate that there is a case to be made for multi-storey residential buildings as a means of achieving greater density within the city, we support the general thrust of the thoughtful submissions made by the Waskasoo Community Association, the Red Deer River Naturalists, the Gaetz Lakes Sanctuary Committee, and the Waskasoo Environmental Education Society in suggesting that, as it is currently proposed, this is not the right development for this particular piece of land.

Before highlighting our concerns, we would like to provide some context for our interest in this issue. Woodlea lies immediately south of Waskasoo, between 55th St. on the north, Ross St. on the south, Michener Hill on the east, and Waskasoo Creek on the west; 45th Ave, on which the lot in question is located, runs through our community. Like Waskasoo, we are one of only three historic Red Deer communities, and also like Waskasoo, we worked with the City of Red Deer a number of years ago to develop a set of Character Statements to help guide development in our neighbourhood—Character Statements that are included as part of the Zoning Bylaw.

To keep our submission short, we will focus our comments on the three conclusions reached in the submission made by the Waskasoo Community Association.

1. **"[The proposed development] does not meet many of the regulations laid out in the Zoning bylaws and Environmental Character Statements including shall and should statements involving views and vistas, mature street character, character area character, tree preservation, fencing, permeable surfacing, and preserving the natural road boundary."** First of all—without trying to repeat the detailed arguments—we support this serious objection as it applies to Waskasoo. But also, given that Woodlea, too, has Character Statements in place to guide development, we would be very concerned if a development were approved that did not respect Character Statements. In our view, that would tend to undermine all Character Statements generally, not just in Waskasoo. These documents are the result of considerable work and extensive discussions between the communities and the City; not giving them weight in this decision would tend to undermine trust and erode goodwill.

2. **"It will unduly interfere with area amenities including views and vistas, trails, traffic, pedestrian safety, and the environment."** Like residents of Waskasoo, many people choose to live in Woodlea because of its proximity to the parks and trail system, and they use the trails regularly, including those that lead out to the Kerry Wood Nature Centre, the Gaetz Lakes Sanctuary, and Mackenzie Trails. Anything that may work to the detriment of the physical environment and ecosystem, as explained by the Red Deer River Naturalists, the Gaetz Lakes Sanctuary Committee, the Waskasoo Environmental Education Society, and the Waskasoo Community Association—or to people's ability to enjoy the environment — is a significant concern.

3. **"It will materially interfere and affect the use, enjoyment and very possibly the value of neighbouring properties because of siting and overlook."** Siting of new developments and the overlook that they may create into adjacent homes and yards have been major concerns for many residents of Woodlea during discussions of development over the past ten years; people have expressed concerns about loss of privacy and interference with enjoyment of property. So we understand and support the position taken by the Waskasoo Board—including the idea that poor siting and excessive overlook may well negatively affect property values. To the extent that siting and overlook are dealt with in the Zoning Bylaw and the Character Statements, we believe that it is extremely important to observe those protections.

We urge the Municipal Development Commission to give serious consideration to the concerns raised in the course of this consultation process, and to decline the application in its current form.

Yours sincerely,

[redacted] Chair
Woodlea Community Association Board

November 14, 2025

Jay Hallet

Senior Development Officer

City of Red Deer - Inspections and Licensing Department

4914 48 Ave

Red Deer, Alberta

T4N 3T4

Re: Development Permit Application for 4240 59 St

To Whom it May Concern

My name is [redacted] and as a resident of Waskasoo and a parent of Gateway school students, I oppose this development permit application.

I stand in full agreement with many of the letters already submitted, particularly those from the Red Deer River Naturalists, the Waskasoo Community Association, Kerrywood Nature Centre, Red Deer Public School District, and the Principal of Camille J. Lerouge School. While I share concerns about traffic, environmental impact, and the integrity of the ARP Character Statements, I would like to focus on a few key issues that I believe warrant further consideration.

First, let's address the question of housing demand. It's true that we are in a housing crisis and that more housing is needed. However, in the realm of seniors' housing, the greatest unmet need is for subsidized or affordable units. The Bridges Community, which operates at least five residences in Red Deer, currently has waitlists ranging from six months to three years. In contrast, several independent senior apartments—such as Three Robins, Victoria Park, and Inglewood—have confirmed vacancies. These facilities indicated they could house new residents within 30 days, and in some cases, immediately. The proposed development does not address the affordable housing gap and, based on current supply and demand, is unlikely to be fully utilized.

Second, the land use bylaw review is incomplete, and transparency and trust in the review process have been eroded. During Phase 1 of the Land Use Bylaw review, the definitions for PS (Public Service) land were changed—despite the fact that PS land was not supposed to be included in that phase. These changes were implemented without public consultation or awareness, undermining confidence in the review process and leaving those of us invested in the zoning review feeling sidelined and questioning whether meaningful public engagement is truly valued. PS land and other "Other" zones are slated for proper review in Phase 2, which is still upcoming – and I trust this phase will include full public engagement and thoughtful discussion. It would be premature and inappropriate to approve a discretionary use on PS land before that conversation has taken place.

Third, we must consider the precedent this decision sets. The Bridges Community residences, Three Robins, Inglewood, and Victoria Park are all built on land zone R-H to R-M. We haven't used PS land in the past for independent Sr living facilities. Yet, with the recent bylaw change allowing independent

living facilities on PS land, we must ask: what distinguishes these buildings from standard high-density residential developments? If the inclusion of a hairdresser or visiting nurse qualifies a building as "independent living," then the distinction becomes paper-thin. These services are already accessible to most residents in their own homes—meals, groceries, massage, medical care, and prescriptions can all be delivered. Specialized zoning is not required to enable this lifestyle.

Waskasoo is a unique neighbourhood, and this lot requires nuanced considerations. It's hard to justify using such a distinctive parcel of land for a development that's oversized, under-demanded, and out of step with the neighbourhood's values. This is not simply a NIMBY issue. The broader looming question is: if we allow this development here, are we prepared to allow similar large-scale developments on PS land across Red Deer? That is the nature of precedent. Decisions made here will shape the future of our city.

I believe the neighbourhood would welcome the opportunity to work collaboratively with the developer, the city and the community toward a solution that respects the neighbourhood's character and meets genuine community needs.

I urge you to deny this application until:

- There has been sufficient consultation and discussion regarding changes to the discretionary uses on PS land.

- There have been good-faith efforts by the city, the developer and the community to work on a suitable path forward.

Sincerely,

[redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Attention: Members of the Municipal Planning Commission
Date: November 14, 2025 10:30:55 AM

You don't often get email from [redacted] Learn why this is important

Attention: Members of the Municipal Planning Commission

Because of its location along the Red Deer River, adjacent to the Waskasoo Park system and South Bank Trail, as well as near major nodes in the Red Deer park system, including the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, and McKenzie Trails, the proposed development at 4240 59 St stands to impact amenities shared by Waskasoo and the entire city.

I submit the following concerns regarding this application:

1. Access to the parking area needlessly crosses the South Bank trail creating a hazard for trail users

2. The development drawings show significant changes to the street frontage on 59 street, which will cause unsafe conditions and additional congestion for the school day drop off and pick up of Gateway school, as well as on the already overloaded and undersizes access streets serving three schools and two daycares already located in the neighborhood.

3. The for profit development markets itself as a "assisted living" building, but when reading promotional materials, it is quick to see that there are limited assisted living services guaranteed to be provided on site on this Public Service zone property. If this project is allowed to go forward, the "public service/assisted living" characteristics should be defined in writing as part of the approval conditions.

5. The development does not meet the requirements laid out in the Environmental Character Statements in the Zoning Bylaw

Sincerely,

[redacted]

THE CITY OF Red Deer

Public Comments
Development Authority

Comment Due By: **Friday, November 14, 2025**

Notification of: Proposed Supportive Living Accommodation at 4240 59 Street

Decision to be Made By: **Municipal Planning Commission**

Please Print

Contact Information:

Name (required): [redacted]

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):
[redacted] Red Deer, AB [redacted] Phone #: [redacted]

Comments:

Understanding this is a large piece of land with residential housing and people in the community do not want large housing, traffic, parking issues, etc. in their quiet neighbourhoods.

However, this is a continuing care facility that is greatly needed in the city as well as the province. We have a growing number of seniors with no accommodations, on waiting lists, living at home, not able to take care of themselves. Some have family members, some do not or do not live in the same city as their older family members. The growing population of seniors in Canada is at 19.9% of the Canadian population. Statistics realize Canada is "fastest growing demographic" for senior populations. Of this 16% live in Alberta. We will not have any housing for seniors if we do not build where we can and make accommodations for them. We will have a bigger health care problem if we do not build.

Coming from a personal note, my mother has been on a waiting list for a year and that is for subsidized living accommodations. Many seniors pass away in hospitals waiting for space and this is unacceptable.

The developer is making room and a beautiful space for the seniors, the community, environment, and accommodating to what is needed in Red Deer. I support this development. It is a good area, large area and there is space.

THE CITY OF Red Deer

Public Comments
Development Authority

This space has been vacant for some time, it is in a quiet area, perfect for seniors to stay in the community and have some surrounding beauty of the river, forested area and walking trails.

Again, I support this initiative.

Personal information is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. An individual choosing to provide a comment to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including personal information, could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Legislative Services Manager at The City of Red Deer, 4914 - 48 Ave, Red Deer, AB 403-342-8132.

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] ATTN.: Jay Hallett
Date: November 14, 2025 4:24:58 PM

You don't often get email from [redacted] Learn why this is important

Re: Development Application at **424 - 59 Street**

I write in opposition to the above cited application.

Reasons for opposition are numerous and have been well summarized in the submissions from the Waskasoo Community Association as well as from numerous other civic and environmental groups, including the City's Camille LaRouge School.

I join and support the facts and arguments put forward by those concerned members of Red Deer's community and add my own perspective as a nearly 20 year resident of Waskasoo East, less than three minutes walk from the site in question.

Waskasoo East is already dense and crowded. That is a characteristic exacerbated by the fact that this community is, in effect, a cul de sac in macrocosm. ALL entrance to and, practically, *all* egress from Waskasoo East is to and from 55th Street to the south, there being no meaningful northern connection.
Traffic on the major thoroughfare into and out of our community, 45th Avenue, is and long has been far over the road's capacity. Adding even further to the neighbourhood facts is that we are the site of both Gateway School and the very popular Kerry Wood Nature Centre *which each draw significant traffic into our community*. The density and traffic --both local *and from all the rest of Red Deer and beyond*-- result in real impacts on neighbourhood amenities of all sorts.

When the applicant for the permit in question purchased its property years ago it well knew that it was under restrictions. It is both notable and regrettable that, since then, the more recent bylaw review made changes --with NO effective public consultation--- which the applicant now wishes to exploit for private financial gain without regard for the well established character of our community as was codified in the Waskasoo Area Redevelopment Plan/ARP.

Granting the application in question would generate permanent, irreversible changes to our community which would impair the quality of life of all those who live here.
For that reason, and the many others which have been expressed by other civic opponents to this application, I urge the MPC to deny it. There are far more suitable places in Red Deer for seniors' housing that would not impair amenities and disrupt daily life as the proposed development would.

Respectfully,

[redacted]

From: [redacted]
To: Development
Cc: [redacted]
Subject: [External] Waskasoo development
Date: November 14, 2025 8:46:25 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Jay Hallett

Good morning Jay. My name is [redacted] and I'm a parent of a child attending Gateway Christian School. I was recently informed of the decision to develop the land next to Gateway into a Senior supportive living facility.
I am very concerned about this development.
Roads are very congested and it is difficult to find parking. There is also a lot of pedestrian traffic, adding more to this congestion with another development would be unfortunate.
My other concern lies with an entire community being so close to a school. Will all residents have vulnerable sector checks?
I believe this is going to negatively impact Waskasoo area and Gateway school.
Please reconsider the location of this senior living facility. We are so fortunate to live in the second largest country in the world. We have lots of space. Let's not congest our city more.
Thank you for your time.

Kindest regards
[redacted]

Jay Hallett

To: Development
Subject: RE: [External] Lincoln development

From: [redacted]
Sent: November 14, 2025 5:08 PM
To: Development <Development@reddeer.ca>
Subject: [External] Lincoln development

You don't often get email from [redacted] Learn why this is important

This should not go ahead as it will cut off the long wildlife corridor along the river and creek.
It is a narrow road and will become too congested for the many people who use MacKenzie trail, Gaetz sanctuary and Kerry wood nature center.
If there was a fire none of the people in that area could get out so more park will need to be taken for a widening of the road.
I have used this area for years.
We retired in Red Deer because of those parks. Please keep this vital area .
[redacted]

THE CITY OF
Red Deer
INSPECTIONS & LICENSING DEPARTMENT

APPENDIX E – SITE HISTORY

Subdivision

- In 2014, Chinook's Edge School Division applied to subdivide their land into several lots. The subdivision authority notified adjacent owners of the application and provided them with an opportunity to submit written comments.
- The City's subdivision authority was required to refuse the subdivision application because Alberta Environment and Sustainable Resource Development did not grant the City permission to consider a variance of the 300 metre setback from a non-operating landfill located to the east of the site.
- Chinook's Edge then appealed the refusal. Because the appeal involved provincial regulations concerning the setback from a non-operating landfill, the appeal was heard by the Municipal Government Board (MGB).
- The MGB heard Chinook's Edge's appeal and on August 12, 2014 granted approval of the subdivision application. The subdivision plan was subsequently registered in May 2015 as Plan 152 2489.
- The MGB is a provincial body. They advertised the public hearing and also provided opportunity for affected persons, such as adjacent landowners, to provide written comments or address the board directly during the hearing.

Area Redevelopment Plan (ARP)

- On February 1, 2016, the Waskasoo Area Redevelopment Plan (ARP) was adopted.
- The ARP identifies the parcel for PS – Public Service uses and includes the area as part of the Environmental Character Area.
- Section 5.6 Recommended Design Elements lists things to be considered when developing in this area; it does not preclude development.
- The development of the ARP included public participation where members of the community had influence on the development of the plan.
- The adoption of the ARP as a statutory plan by Council included a Public Hearing where landowners and members of the public could submit comments for consideration or address Council directly during the public hearing.

Sale of Land

- Chinook's Edge sold the subject lot to the Red Deer Public School District.
- The Red Deer Public School District subsequently sold it to the landowner in 2020.
- The City is not a party to private land negotiations and transactions between the school division and the private landowner.

Defeated Rezoning (Land Use Bylaw Amendment) Application

- In 2023, the landowner applied to rezone the parcel from PS–Public Service District to R3 – Residential (Multiple Family) District along with a related amendment to the Waskasoo ARP so that they could pursue the development of two apartment buildings.
- During the preparation of the Council report, City administration sent two different referrals to the community where they were able to provide comments on the proposed rezoning.
- The rezoning and ARP bylaws were defeated by Council on May 3, 2023. The land retained its "PS – Public Service District" zoning.
- The defeated Land Use Bylaw amendment included a mandatory public hearing where landowners and members of the public could submit comments for consideration or address Council directly during the public hearing.

New Zoning Bylaw Definitions

- In May 2024 Council adopted the new Zoning Bylaw to replace the older Land Use Bylaw. When the new Zoning Bylaw was adopted it had many new zones and defined uses. One such example that applies to this property: in the old zoning, the use Assisted Living Facility was listed as a discretionary use. After the adoption of the new Zoning Bylaw, the property was rezoned to the Public Service (Institutional or Government) Zone, which instead listed the new defined use Supportive Living Accommodation as a discretionary use.
- The difference between the old Assisted Living Facility use and the current Supportive Living Accommodation use lies in the scope of care permitted. The change was proposed by Administration when Council was adopting the new bylaw to better align the defined uses in the bylaw with provincial definitions for Supportive Living. The change primarily altered the old definition that was restrictive to dependent care and now allows the use to include independent care homes where supportive living services are being provided. This change added flexibility to the Zoning Bylaw to facilitate the construction of both dependent (previously allowed) and independent (expanded in new definition) supportive housing. The flexibility was added to the bylaw to better accommodate housing for people who do not require dependent care, but may require services such as food services, housekeeping, health, or accommodation services to maintain their independence.

- For a historical understanding, in the older Land Use Bylaw, Assisted Living Facility means a building, or a portion of a building operated for the purpose of providing live-in accommodation for six or more persons with chronic or declining conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking services or for persons generally requiring specialized care but may include a Secured Facility as an accessory component of an Assisted Living Facility. An Assisted Living Facility does not include a Temporary Care Facility. The use Assisted Living Facility is no longer in force and is not a listed use in the current Zoning Bylaw.

- In the new Zoning Bylaw, Supportive Living Accommodation means a use that is intended for the permanent Residential living where an operator also provides or arranges for on the Site services to assist residents to live independently or to assist residents requiring full-time care.

- The adoption of the new Zoning Bylaw included significant public consultation and also included a mandatory public hearing where landowners and members of the public could submit comments for consideration or address Council directly during the public hearing.

9.40 Public Service (Institutional or Government) Zone: PS

Key Information

9.40.1 This Zone provides land for uses that are public and quasi-public in nature.

9.40.2 Permitted Uses

9.40.2.1 Any use for National Defence purposes which does not prejudice the character or value of surrounding Sites

9.40.2.2 At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings, and events.

9.40.2.3 Building Sign

9.40.2.4 Freestanding Sign

9.40.2.5 Indoor Recreation Facility

9.40.2.6 Outdoor Recreation Facility

9.40.3 Discretionary Uses

9.40.3.1 Accessory Building

9.40.3.2 At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z.:

9.40.3.2.1 Any use similar to the uses permitted at the Westerner Site

9.40.3.2.2 Any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use.

9.40.3.2.3 [47]Gaming or Gambling Establishment

9.40.3.3 Campground

[47] 3357/II-2024

	9.40.3.4	Concession booths for the sale of food or beverages to members and guests of a group approved under this table
	9.40.3.5	Cultural Facility
	9.40.3.6	Day Care Facility
	9.40.3.7	Detention and Correction Services
	9.40.3.8	Dynamic Fascia Sign, on Sites over 13.1ha in size
	9.40.3.9	Dynamic Freestanding Sign, on Sites over 13.1ha in size
	9.40.3.10	[48]Educational Institution – Primary and Secondary
	9.40.3.11	Electronic Message Fascia Sign
	9.40.3.12	Electronic Message Freestanding Sign
	9.40.3.13	[49]Deleted
	9.40.3.14	Government Services
	9.40.3.15	Health and Medical Services
	9.40.3.16	Hospital
	9.40.3.17	Merchandise Sales and Rentals, excluding Cannabis Retail Sales, required in connection with a use approved under this table.
	9.40.3.18	Public Assembly
	9.40.3.19	Secured Facility
	9.40.3.20	Supportive Living Accommodation
	9.40.3.21	Temporary Care Facility

Regulations

9.40.4 **PS Regulations Table**	
Category	**Regulations**
Floor Area	Supportive Living Accommodation minimum: 23.0m^2 per unit
Front Yard Setback	Subject to Development Authority approval

[48] 3357/II-2024
[49] 3357/II-2024

Side Yard Setback	Subject to Development Authority approval
Rear Yard Setback	Subject to Development Authority approval
Landscaped Area	Subject to Development Authority approval
Loading Spaces	Subject to Development Authority approval

9.40.5 The Site Plan, relationship between Buildings, structures and Open Space, architectural treatment of Buildings, provision and architecture of landscaped Open Space, and Parking layout will be subject to Development Authority's approval.

12.150 Character Statements

12.150.1 Application of Character Statements

12.150.1.1 The areas of Waskasoo and Woodlea have applicable Character Statements that define the character of the area and outline regulations establishing the design parameters to which a proposal for redevelopment in the area must adhere.

12.150.1.2 The Development Authority will use Character Statements in conjunction with the Zoning Bylaw to evaluate if an application maintains the character of the affected area.

12.150.1.3 Where the requirements in the Zoning Bylaw conflict with the Character Statements, the Character Statements prevail.

12.150.2 Waskasoo Character Statements

12.150.2.1 Please refer to 'Appendix C' for Character Statement details and regulations.

12.150.3 Woodlea Character Statements

12.150.3.1 Please refer to 'Appendix D' for Character Statement details and regulations.

Part 2 Development Process & Administration

2.10 Development Officer

2.10.1 The City Manager must appoint 1 or more Development Officers.

2.10.2 The Municipal Planning Commission may act in place of a Development Officer.

2.20 Permission Required for Development

2.20.1 Except as outlined in subsection 2.30.1, no Development will commence unless a Development Permit was issued.

2.20.2 No clearing or grading on a Site larger than 1 hectare will occur without:

2.20.2.1 a clearing and grading permit issued by the Development Authority; or

2.20.2.2 a signed development agreement with The City affecting the Site and containing provisions on the Site's preparation.

2.20.3 Clearing and grading operations must conform with The City's Engineering Design Guidelines, as amended.

2.20.4 Except for Sites under DC(32) (Direct Control Zone No. 32), applications for Development in an escarpment area, as identified in the Land Use Constraints Maps in Appendix A, must be considered per section 2.70.

2.30 Developments Not Needing a Development Permit

2.30.1 The following Developments, provided they otherwise comply with this Bylaw and are not located within an escarpment area or under Direct Control Zone No. 32 (DC(32)) Zoning, do not require a Development Permit:

2.30.1.1 the Temporary Use of a Building in connection with a federal, provincial, or municipal election, census, or referendum;

2.30.1.2 the demolition or relocation of a Building, where a Development Permit was issued for a new Development on the same Site and the demolition or relocation of the existing Building or structure is implicit in that Development Permit;

2.100.1.9.2 results in a Development that aligns with the City's Municipal Development Plan and other statutory plans;

2.100.1.9.3 addresses a physical constraint or other function specific to the Site; or

2.100.1.9.4 rectifies an error in the situating of a Building that would otherwise create unnecessary hardship to the landowner in trying to correct.

2.100.1.10 will refer to the Municipal Planning Commission or Council all applications requiring the specific approval of the Municipal Planning Commission or Council under this Bylaw and may refer to the Municipal Planning Commission any application the Development Officer determines is advisable;

2.100.1.11 the Development Officer must issue the Development Permit when all conditions of the approval under section 2.130, except those of a continuing nature, have been fulfilled.

2.110 Municipal Planning Commission Decisions on Permit Applications

2.110.1 The Municipal Planning Commission will approve an application for a Permitted Use which requires no variance;

2.110.1.1 without conditions; or

2.110.1.2 subject to conditions if the power to do so is set out in this Bylaw.

2.110.2 The Municipal Planning Commission may, in respect of an application for a Discretionary Use:

2.110.2.1 approve with or without conditions; or

2.110.2.2 refuse, providing reasons.

2.110.3 Except for applications in DC(32), the Municipal Planning Commission may approve an application for a Permitted Use or Discretionary Use, with or without conditions, where the proposed Development does not comply with the applicable regulations of this Bylaw if, in the Municipal Planning Commission's opinion:

2.110.3.1 the proposed Development would not unduly interfere with the amenities of the neighbourhood;

Appendix C

Waskasoo Character Statements

ARP Appendix 1

Waskasoo Character Statements

City of Red Deer Planning Department

These Character Statements form part of the Waskasoo Area Redevelopment Plan and are incorporated into and form part of The City of Red Deer Land Use Bylaw

12/15/2015

Waskasoo Character Statements

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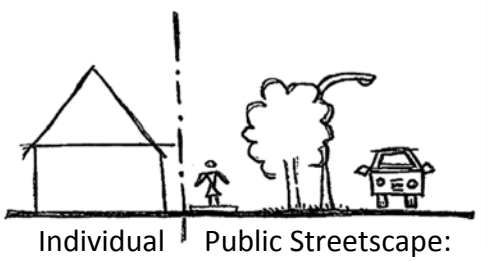
1. Introduction

All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property or public infrastructure occurs, concerns over losing the "character" of a neighbourhood are often raised. The following Character Statements define the "character" of a specific geographic area by capturing the design elements that make one geographic area different from another.

Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The 'Character' is specifically identified and design guidance given to redeveloping an area intentionally.



Individual Private Property | Public Streetscape: Sidewalk, Trees, Lighting, and Roads

Each Character Statement contains the following information which serves to define the overall characteristics:

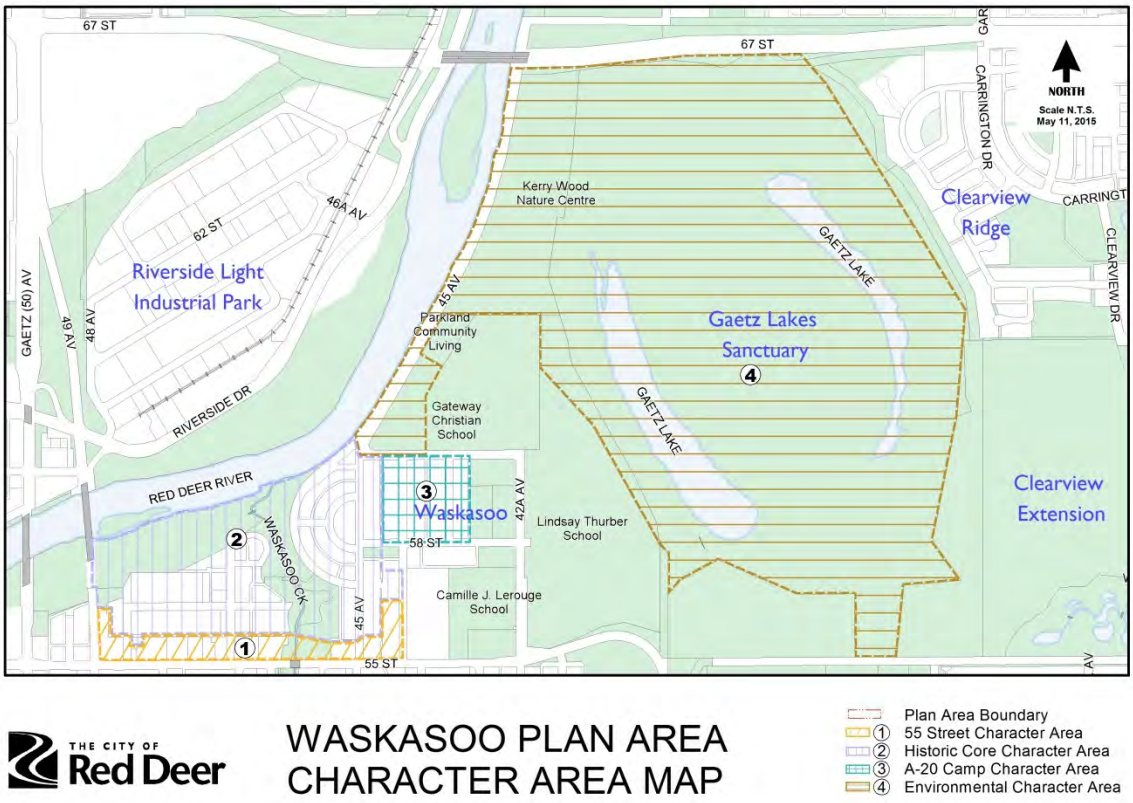
- Character Statement Area Map
- Context and History
- Common Forms and Scale of Buildings
- Common Building Materials
- Other Common Elements
- Recommended Design Elements

1.1 Intent of Character Statements

The intent of the Character Statements is to define some design parameters to which a new proposal for redevelopment within a defined area should adhere.

The Character Statements specific to the Waskasoo neighbourhood were developed with assistance from community members and the Waskasoo Community Association. Their assistance made it possible to create these Character Statements and their sincere efforts are greatly appreciated.

The Waskasoo neighbourhood is divided into four (4) distinct Character Areas, highlighted in the following map. Character Statements have been created for each of the four (4) Character Areas.



All of the photographic images used in the following Character Statements, unless otherwise noted, were taken by The City of Red Deer Planning Department in 2014 or 2015, or contributed by the community. Assistance from the community, by the Waskasoo Community Association, and their individual members are greatly appreciated and recognized.

1.2 How Character Statements are Applied

When an application for development permit to redevelop a lot, or a subdivision application is received, City Administration will evaluate the application based on conformity with:

- The City of Red Deer statutory plans (including but not limited to the *Municipal Development Plan*, *Area Structure Plans*, *Area Redevelopment Plan*);
- The *Land Use Bylaw*;
- Consultation with internal City departments and landowners within 100 m of the subject lot;
- The *Redevelopment Design Guidelines* planning document;
- The applicable Character Statement; and
- The contents of the Letter of Intention submitted by the Applicant with Development Permit applications for redevelopment within a Character Statement area.

Character Statements are a planning tool that will be applied in conjunction with the generally applicable *Redevelopment Design Guidelines* and The City of Red Deer's *Land Use Bylaw* to evaluate if an application maintains the character of the area. Where the regulations in the *Land Use Bylaw* or the *Redevelopment Design Guidelines* conflict with the

Character Statements, the Character Statements shall prevail. The Context and History, Common Forms and Scale of Buildings, Common Building Materials and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development complements or maintains the character of the area.

A Letter of Intention shall be submitted by the Applicant with Development Permit applications for redevelopment within a Character Statement area addressing how the proposal is sensitive to the Immediate Street Context as identified in the relevant Character Statements.

The Character Statements may only be amended in accordance with the procedures set out in the Municipal Government Act for amendments to a Land Use Bylaw.

1.3 Properties Designated Historical Preservation or Historical Significance

Applications for properties that are identified in the City of Red Deer's LUB as HP (Historical Preservation) or HS (Historical Significance) are to be reviewed applying the *Standards and Guidelines for the Conservation of Historic Places in Canada* as well as *Alberta's Creating a Future for Alberta's Historic Places*. The Federal and Provincial requirements take precedence over The City of Red Deer's requirements.

1.4 Interpretation

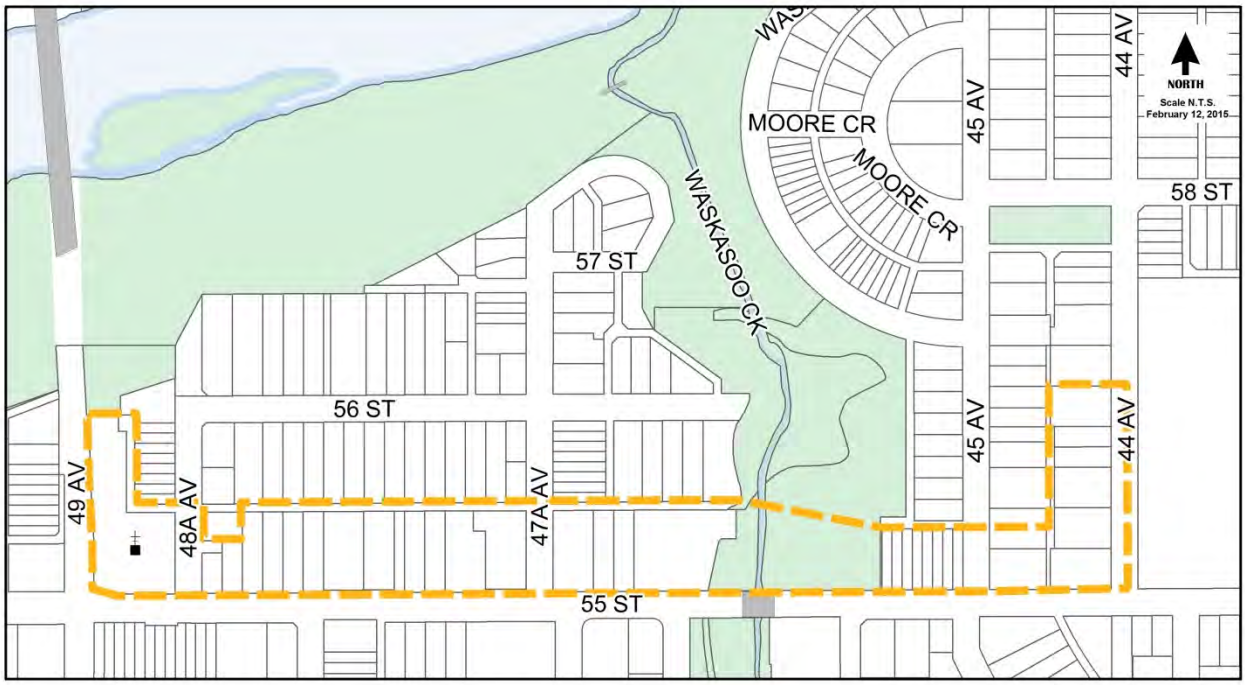
Wording contained in the following Character Statements are intentional and contain "shall", "should" and "may" statements. Character Statements that contain "shall" are those which must be followed. "Should" statements mean compliance is required but the Development Authority has some discretion based on the circumstances of the specific case. "May" statements indicate that the Development Authority determines the level of compliance that is required. Terms identified by capitalized first letter are found in the Definitions section of this document.

Tree Preservation is important to the Community consequently the following Waskasoo Area Redevelopment Identity Policy 2 – Maintain Tree Cover applies to all Character Areas.

The Development Authority may require a Tree Preservation Plan as part of a Development Permit Application. If required, a Tree Preservation Plan must contain details about the existing landscaping on the lot(s), including the approximate diameter of trees (measured at breast height (ie) 1.3 metres above ground) and a written statement by a qualified professional on the health of the tree(s) proposed to be removed, retained or relocated shall accompany the Tree Preservation Plan.

2. 55th Street Character Statement

2.1 Character Statement Area Map



THE CITY OF Red Deer

WASKASOO PLAN AREA
55 STREET CHARACTER AREA

2.2 Context and History

The 55th Street area is predominantly comprised of walk-up style apartment Buildings, with the exception of the ten (10) existing single detached dwellings on the eastern limits of the Character Area, a commercial site at the corner of 45th Avenue and 55th Street, and the Sacred Heart Catholic Church at the corner of 49th Avenue and 55th Street. As 55th Street became more of a major thoroughfare the single detached dwellings were, for the most part, replaced with walk-up style apartment Buildings.

Single Family Dwelling

Apartment Building on 55th St.

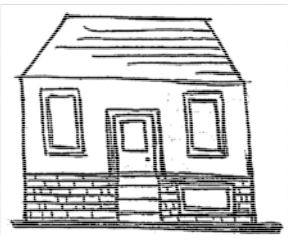
Walk-up Style Apartment

The single detached dwellings were the first style of residence built in the Character Area, and were built between 1928 and 1956. The original Sacred Heart Catholic Church was constructed in 1925. It was replaced with the existing larger church Building in 1959. The multiple family apartment Buildings that replaced the original single detached dwellings were built between 1963 and 1979.

2.3 Common Forms and Scale of Buildings

- Apartment Buildings ranging from 2 to 3 storeys that are raised a half-storey to allow light into the basement units.
- Apartment Buildings generally have vehicular access and gravel parking areas located at the rear with a generous, landscaped Front yard.
- The single detached dwellings are all 1 or 1½ storeys with very simple traditional square, rectangular, or 'L' shaped Building footprints with minimal decorative details.
- The Sacred Heart Catholic Church is a unique, purpose-built Building with large gravel parking area to the north of the Building and fully exposed to 49 Avenue

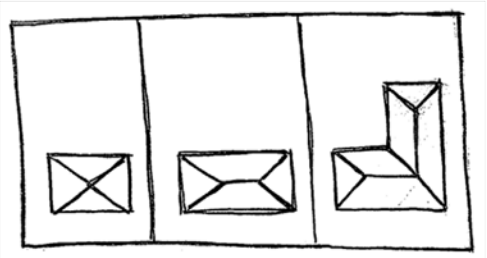
1 Storey 2 Storey 3 Storey



Raised ½ Storey

2.4 Common Building Materials

- Brick
- Wood
- Stucco
- Metal
- Vinyl siding/cladding



Square Rectangle 'L' Shaped

Apartment Buildings along 44th Avenue

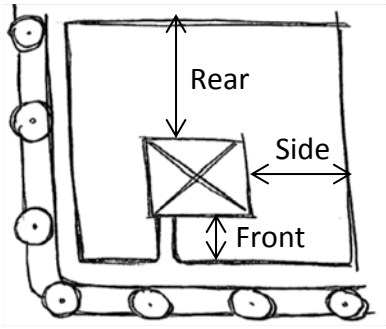
Apartment Building on 55th Street

2.5 Other Common Elements

- Apartment Buildings with projecting balconies, flat roofs, and prominent front entries

Apartment Building with balconies, flat roof, and prominent front entry

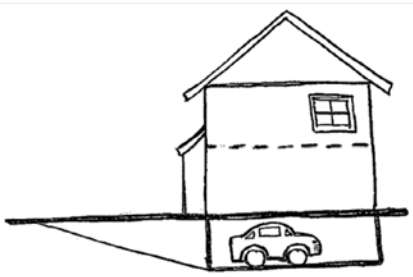
- Mature trees and Landscaping, some trees are identified in the *Land Use Bylaw* as having Historical Significance (HS).

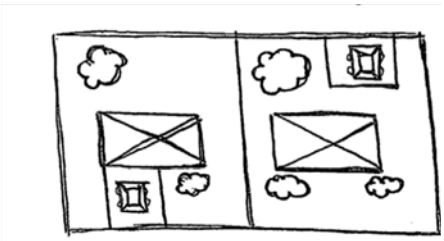


Setbacks

2.6 Recommended Design Elements

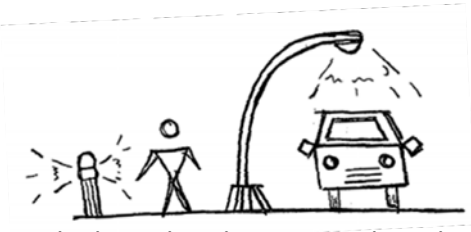
1. Front, side, and Rear Yard Setbacks around Buildings shall be maintained to preserve existing mature Landscaping, to allow successive trees to mature or be planted, and to maintain privacy and seclusion. Every effort should be made by property owners to save existing mature trees.
2. Existing specimen conifer and deciduous trees shall be identified on a site plan/tree preservation plan and protected during site construction activities and after by ensuring Buildings, services or Hard Surface areas are not sited too close.
3. New trees planted should be of a species, preferably native, that is currently found in the 55th Street Character Area and tolerant of the streetscape conditions.
4. New multiple family Buildings shall locate parking underground or on Hard Surface parking areas at the rear or side of the Building. Parking areas located in the Front yard shall not be permitted. Parking areas shall be landscaped in accordance with the Landscaping requirements of the *Land Use Bylaw*, shall have direct pedestrian connectivity to the Building and public street, and shall be designed to accommodate the needs of our climate by using such design elements as terracing, canopies or Cantilevers at Building entrances to provide weather protection, and the use of pedestrian and vehicular Scale lighting as appropriate to enhnce safety and security.
5. The development and redevelopment of multi-family buildings shall be upgraded in terms of design quality, materials and construction quality as well as Landscaping as deemed appropriate to the highly visible location and proximity to downtown.
6. Multiple family Buildings shall have private, useable balconies that are incorporated into the building design.
7. The use of flat roofs as functional Green Roofs is encouraged.

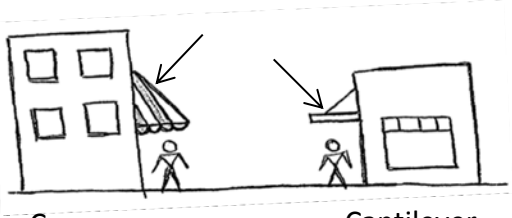

Underground Parking


Front Yard Parking Not Preferred

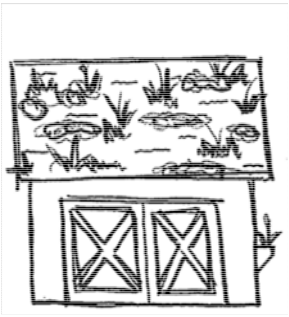
Rear Yard Parking Preferred

Landscaped Parking


Vehicle and Pedestrian Scale Lighting


Canopy

Cantilever

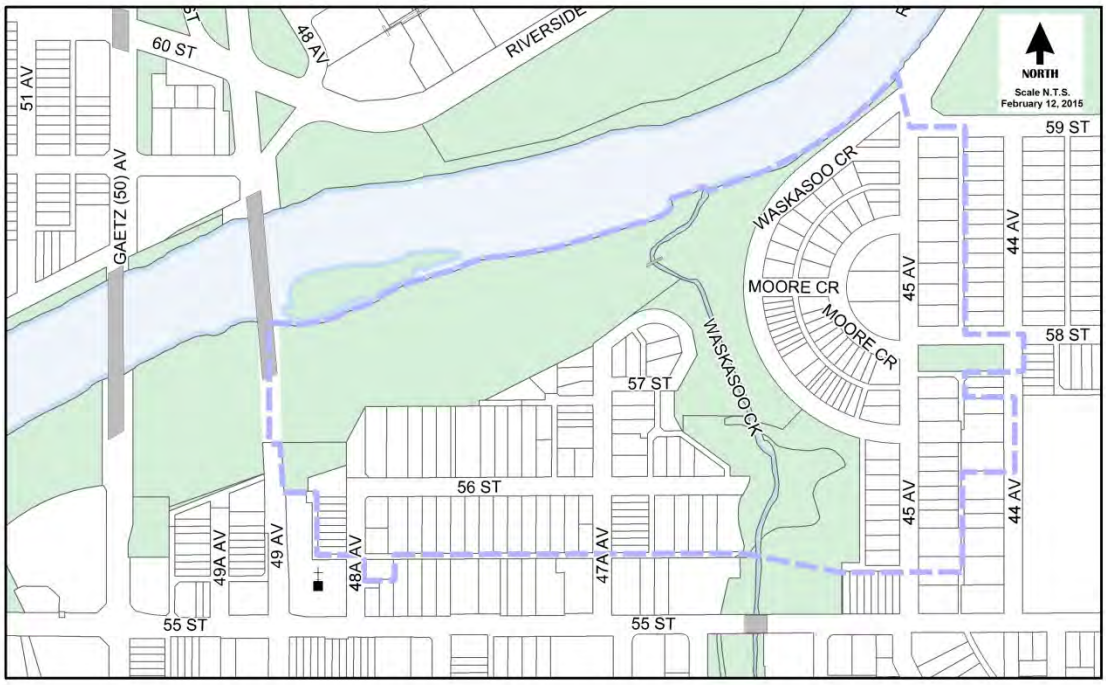

Green Roof

Sacred Heart Church 5508 – 48A Avenue

Apartment Buildings along 55th Street

3. Waskasoo Historic Core Character Statement

3.1 Character Statement Area Map



THE CITY OF Red Deer

WASKASOO PLAN AREA
HISTORIC CORE CHARACTER AREA

3.2 Context and History

The Waskasoo historic core includes two separate historic areas bisected by Waskasoo Creek that have many common elements. This Character Area contains a number of historic residences and numerous dwellings constructed in the decade after WW II. The area is significant for its association with the theme of early residential development in Red Deer. Several of the homes were built prior to the economic crash of 1913 as part of the early residential development that occurred in the first decade

of the twentieth century. This Character Area includes a significant number of The City of Red Deer's listed heritage properties.

The Waskasoo neighbourhood is associated with two important Urban Planning movements; the Garden City and City Beautiful. The City Beautiful movement emphasized grandeur, order, symmetry, and harmony in the built environment believing that these qualities would consequently be inspired in the residents. The Garden City movement emphasized the creation/maintenance of parks, green spaces, spacious lawns and gardens. Both sides of the creek exhibit characteristics of both movements. Both movements worked together and focused on different aspects. City Beautiful is a beautification and functional architectural design based movement and Garden City was a city and subdivision urban planning movement. Moore Crescent and Waskasoo Crescent were laid out along Waskasoo Creek and the Red Deer River following these principles thus lending the now century old area a unique charm and park-like quality.

November 1948 - Aerial Photo of the Waskasoo Neighbourhood (Red Deer and District Archives; P210)

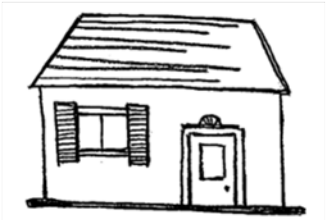
East of Waskasoo Creek, the historic homes were built between 1905 and 1923, shortly ater William Addison Moore subdivided the land by the river into suburban lots. William Moore was one of Red Deer's founding fathers; he was the Manager of the Western Telephone Company and Western General Electric, and original owner of the historic Moore Residence located along 45th Avenue. Many of the dwellings within this area were built between 1900 and 1912 and began the establishment of the aesthetics of the Waskasoo neighborhood. These Buildings include 2 ½ storey Edwardian style dwellings such as the Moore, Galbraith, Simpson and the Weddell Residences along with 1 ½ storey Craftsman style bungalows such as the Sharman and the Russell Residences.

2 ½ Storey Edwarian Style

West of Waskasoo Creek the central focus surrounds "Son-in-law Row" (56th Street) which is a picturesque, residential street near the downtown and a local landmark in the former subdivision known as River Park. This name, "Son-in-law Row", refers to the fact that some of the dwellings located in this area were originally constructed for the daughters and sons of the early founding father of Red Deer, Rev. Leonard Gaetz. This area also reflects the philosophies of the Garden City and City Beautiful movements, although less rigidly and obviously as Moore and Waskasoo Crescents. The historic dwellings were built between 1903 and the 1930's. There is an additional grouping of post war homes from the 1940's and 1950's and some more modern dwellings as well.

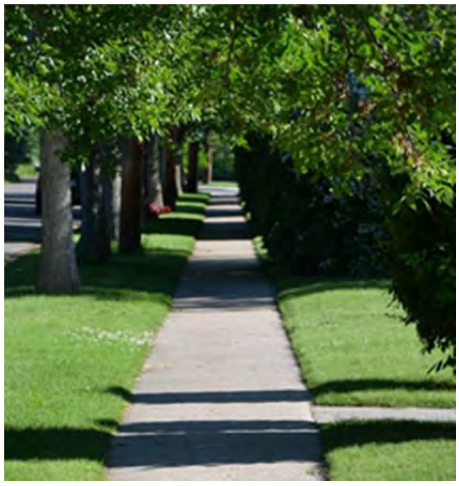
1 ½ Storey Craftsman Style

These historic dwellings are joined by numerous 1 storey and 1 ½ storey dwellings built from approximately 1946 to 1955. These dwellings reflect post-war/oil-boom residential development in The City of Red Deer when many small homes were built on lots that had remained empty since the 1913 economic crash. The majority are in the Minimal Traditional and Ranch architectural styles.



Minimal Traditional Style

Ranch Style

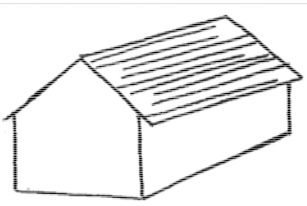


Separated sidewalks with tree lined streets

3.3 Common Forms and Scale of Buildings

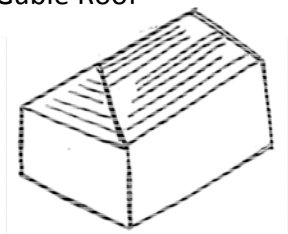
- Pre and post-war single detached dwellings ranging in size from small 1 storey dwellings to large 2 ½ storey dwellings influenced by Edwardian, Queen Anne, Foursquare, Arts and Crafts, Prairie and Craftsman architectural styles. Refer to the definitions section for additional information related to these architectural styles.
- 1 and 1 ½ storey post-war dwellings built in the 1940's and 1950's, in the the Minimal Traditional and Ranch architectural styles.
- Gable and Hip Roofs, often with Dormer windows, creating living space within the roof and

some type of porch entry feature with a Prominent Entry are common. The use of cornices, Dentils and decorative shingle cladding in the Gable ends is a common feature as is a symmetrically designed front façade with a prominent main entrance.



Gable Roof

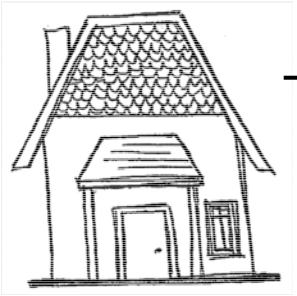
- Detailing from other architectural styles, such as Gothic or Tudor, often Scaled down elements.
- Consistent relationship between sidewalk location, finished floor elevations, Building Front Yard Setbacks, street tree locations, and road widths.
- Mature trees within the boulevard area.
- Larger lots with generous Front and side Yard Setbacks that are well treed and landscaped adding to the aesthetic appeal of the streetscape. On 56th Street, known as "Son-in-Law" Row, some homes have large Front Yard Setbacks.



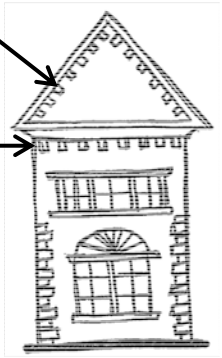
Hip Roof

- Scale is related to architectural style and should be reflected in the building design. For instance, 1 to 1 ½ storey dwellings have a Minimal Traditional or Ranch architectural style, and have a smaller square footage than what became common after WW II.

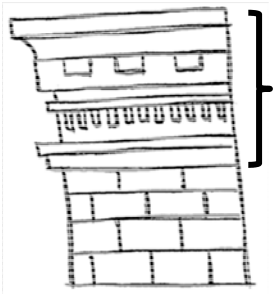
Dormer Window



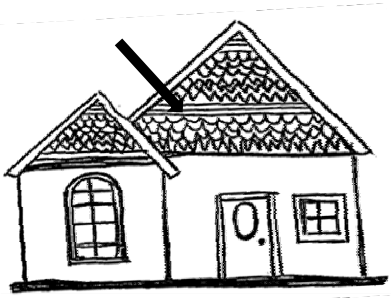
Prominent Entry



Dentils



Cornice



Decorative Shingle Cladding

F.W. Galbraith Residence (HS 21)

Simpson Residence (HS 56)

3.4 Common Building Materials

- Wood cladding (wood shingle cladding, clapboard siding) or wood-replica siding
- Brick or stucco; Stone, river rock, sandstone
- Asphalt shingles or cedar shakes
- Stone, sandstone, cement, cement block or brick foundations

Detached Garage

3.5 Other Common Elements

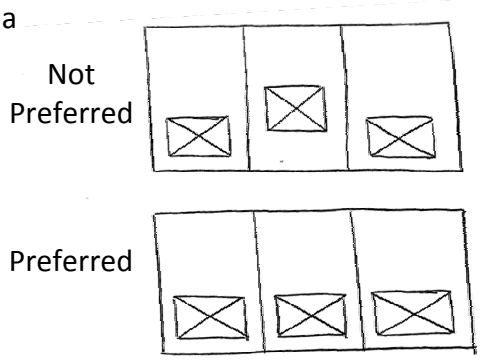
- Mature tree lined streets with separated sidewalks
- Large well landscaped, maintained yards complete with mature vegetation
- Rear gravel lanes for vehicular access with a detached garage - Only lots with no rear lane have front driveways, garages and/or parking pads
- Very walkable streets. The streets and trails becoming informal meeting places

J. Weddell Residence (HS 30)

Bill Lodewyk Residence

3.6 Recommended Design Elements

1. A Tree Preservation Site Plan shall be required to accompany a development permit application in this Character Area which shall identify by location, type and size, all existing trees, natural and manmade features, Boundary hedges and landscaped boulevards. The Plan shall identify what is to be removed/relocated/preserved on site as well as any proposed tree replacements required as a result of tree removal.
2. Lots shall be compatible with and similar to the width, depth, and area of properties existing within the Immediate Street Context as the proposed redevelopment.
3. Dwellings shall be sited on the lot to be compatible with the existing pattern of dwelling placement, in terms of front, side, Flankage, and Rear Yard Setbacks prevalent in the Immediate Street Context.
4. Slight variance to Front Yard Setback may be allowed to maintain existing natural features/ trees and to better align with the Immediate Street Context.
5. Sensitive additions proposed to the front façade should be supported when the Front Yard Setback, Building design, siting and materials utilized are compatible with the Immediate Street Context. Each proposal would be assessed individually and would look at the proposed location in relation to the existing Building footprint, average of Setbacks in the Immediate Street Context and impacts to existing mature vegetation.
6. Exterior Building Materials and colours should be reflective of, similar to and compatible with



those present within the Immediate Street Context. Distinct accent colours are encouraged.

Reflecting Common Building Materials and Colors

Dominant Garage

7. Dwellings shall have a prominent primary entrance on the main frontage and generally be reflective of Edwardian, Queen Anne, Foursquare, Arts and Crafts, Prairie, Craftsman, Minimal Traditional and/or Ranch architectural styles.
8. Front Attached Garage shall only be accepted where there is no rear lane access. Where front Attached Garages are allowed, the dominance of the garage shall be reduced by having the façade of the garage flush with the front façade of the dwelling or recessed a minimum of 1.5 m behind the front façade of the dwelling. No front street access driveways, front street access parking pads, or front street access Detached Garages shall be permitted where there is vehicular access available from a rear lane or side street unless currently existing.

Non Dominant Garage

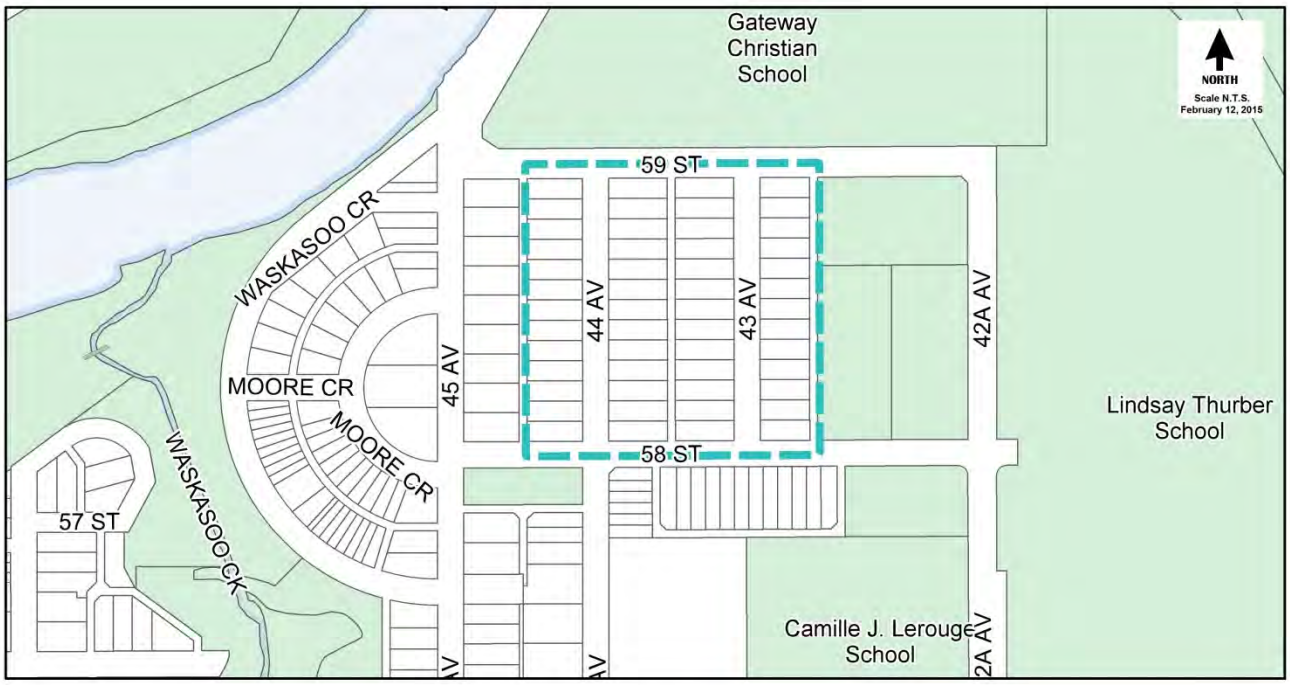
9. Upper storey living spaces, wholly or partially, should be incorporated within the roof structure for inceased floor area. Dormer/end gable windows are encouraged to provide adequate light.
10. The height and total floor area of all accessary Buildings shall not exceed the footprint area or height of the principal Building. Accessary uses shall be subordinate in size and use to the principal Building.

End Gable Window

Julian Sharman Residence

4. Waskasoo A-20 Camp Character Statement

4.1 Character Statement Area Map



THE CITY OF Red Deer

WASKASOO PLAN AREA
A-20 CAMP CHARACTER AREA

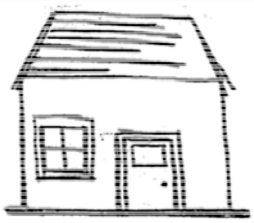
4.2 Context and History

After WWII, the majority of the Department of Defence's land from the A-20 Army Camp was divided up for development. The City of Red Deer was experiencing a huge population boom and housing was needed for returning Veterans. The Federal Government began the pragmatic construction of Veteran Land Act (VLA) homes in 1945, lining these streets with modest dwellings. These dwellings remind us of the sacrifices made by the veterans of WWII and walking these streets gives the impression that creative expression, connection, nature, and community, seems to be valued over square footage.

Separated sidewalks with tree lined streets

4.3 Common Forms and Scale of Buildings

- 1 or 1 ½ storey dwellings with flat, single dimension facades, and a central Prominent Entry.
- Buildings designed for efficiency, utilizing standard lengths of joists, and framing membranes.
- 1 ½ storey dwellings have simple steep pitched roofs, often with no overhang.
- The overall shape is very square or rectangular and compact, with few ornamental features.



Flat Single Dimension Facade

- Large side yards, consistent Front Yard Setbacks ranging from 6 m to 8 m, and deep Rear Yards ranging from 38 m to 45.5 m. Lot widths are consistently between 15.5 m and 16 m.
- No vehicular access from the street. Detached garages are accessed from the rear lane, are out of sight, and don't affect the character when viewed from the street.
- Additions are common in the rear but there are many smaller side yard additions, and some have added Dormer windows.

Detached Garage

- Most redevelopment has been built upon the existing dwelling or foundation, but each builder has come up with a style that compliments the area in its own way.
- Size of original homes was either 57 m^2 or 68 m^2 but additions and renovations have allowed up to approximately 130 m^2.
- Only replacement and renovated dwellings exceed 1 ½ storeys in height.
- Some dwellings have Cantilevered projections, Dormers and porch features.

Typical unmodified dwelling

Typical dwelling form with modified porch, Dormer and side/rear addition.

4.4 Common Building Materials

- Wood
- Stucco
- Horizontal or vertical vinyl siding
- Concrete or stone faced foundation
- Brick detailing

4.5 Other Common Elements

- Well connected sidewalks and pathways with streets laid out in a grid pattern
- Mature tree lined streets with separated sidewalks

4.6 Recommended Design Elements

1. The simple, rectangular form and proportions of the original Post-War houses should form the basis for design inspiration as opposed to replication. A design showing efficiency in the use of materials, systems and technologies as well as reflecting some of the architectural pattern language of the Immediate Street Context is desirable.
2. Roof ridge and eave height as well as roof style, typically pyramid or peaked, should align with the Immediate Street Context. If there is inconsistency resulting from height differences, the proposed Building elevations should include architectural detailing, Building articulation and stepping back of the upper floor(s) to break up the larger Building form and reduce the impact to adjacent properties.

Pyramid Roof

Stepping Back Upper Floors

Consistent Roof Design

3. Dwellings should be 1 to 2 storeys in height. Dormers or similar design elements should be encouraged to provide some additional accommodation in the roof.
4. Building additions, greater than 30% of the floor area of the existing Building, shall be located in the rear and only additions 30% or less of the floor area of the existing Building, shall be located to the side.
5. The average of the adjacent Front Yard Setbacks, commonly deep Rear Yards and the typical appearance of large side yards when viewed from the street shall be required unless there are obvious anomalies that must be considered.
6. No front street access driveways, front street access parking pads or front street access garages where there is vehicular access available from a rear lane or side street shall be permitted.
7. Sensitive additions proposed to the front façade should be supported when the Front Yard Setback, Building design, siting and materials utilized are compatible with the Immediate Street Context. Each proposal will be assessed individually and will look at the proposed location in relation to the existing Building footprint, the immediately abutting existing Buildings foot prints, average of Setbacks in the Immediate Street Context, and impacts to existing features.
8. The height and total floor area of all accessary Buildings shall not exceed the footprint area or height of the principal Building. Accessory uses shall be subordinate in size and use to the principal Building.

5. Waskasoo Environmental Character Statement

5.1 Character Statement Area Map

THE CITY OF Red Deer

WASKASOO PLAN AREA
ENVIRONMENTAL CHARACTER AREA

5.2 Context and History

The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School. These lands were originally part of Glenmere Farms and then a portion of these lands became the A-20 Army Camp during WWII.

The area north of 59th Street and east of 42A Avenue has a greater need for environmental protection and sensitive development due to a shared drainage catchment area uninterrupted by much infrastructure with the Gaetz Lakes Sanctuary, the Kerry Wood Nature Centre, and proximity to McKenzie Trails Recreation Area and the Red Deer River. The Gaetz Lakes Sanctuary is a Provincially regulated Bird Sanctuary, consequently, development within the Sanctuary is not anticipated.

The McKenzie Trails Recreation Area and the Future Urban Development Lots have a number of constraints associated with them including being in the flood plain, flood fringe, an escarpment area and a land fill setback area. As a result no further intensification through an increase in the number of dwelling units shall be permitted; these areas are not included in the Environmental Character Area.

5.3 Common Forms and Scale of Buildings

- Natural features including native vegetation, mature trees, and a minimal Building coverage.

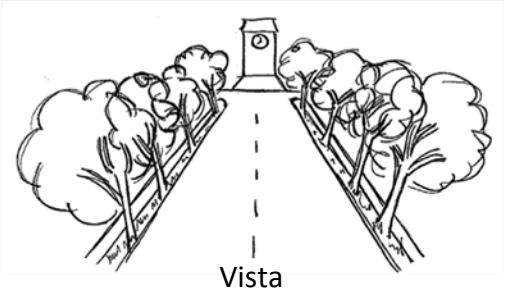
- Buildings are typically 1 storey with flat roof construction.
- Gravel or asphalt parking areas with native naturalized Landscaping.
- Two Heritage properties are located within this area; the Wishart Cabin Site within Gaetz Lakes Sanctuary, and the Allen Bungalow at Kerry Wood Nature Centre.
- The natural and recreational areas tend to have few, smaller structures and park furnishings.

5.4 Common Building Materials

- Wood and Stone

5.5 Other Common Elements

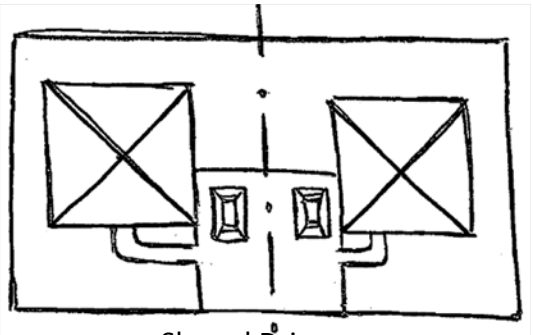
- Rural character with native, naturalized landscapes, rural road cross sections, a lack of fencing
- A wide open sense of space that is not common in other areas of the City



Vista

5.6 Recommended Design Elements

1. A conservation development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife. For Public Service uses with a residential component like Assisted Living, concepts such as Pocket Neighbourhoods may be considered.
2. Mature street character, scenic Vistas viewable from the road, and existing natural features of the area shall be maintained.
3. Buildings should be designed to include environmentally sustainable design features by incorporating the use of green technologies, Ecological Design, water conservation measures.
4. Low maintenance Landscaping with native non-invasive plant material shall be required and the incorporation of both Xeriscaping and Naturescaping is encouraged. The use of herbicides and pesticides is strongly discouraged.
5. Landscaped areas and islands throughout parking and storage areas shall be provided to intercept precipitation, reduce surface heating, provide canopy shading, and enhance the appearance.
6. Permeable and semi-permeable paving surfaces should be provided to improve ground water recharge and reduce storm water runoff.
7. A system to capture and recycle roof runoff and rainwater should be provided for landscape watering. If this system is proposed, the use of roofing materials that do not yield contaminants is recommended.
8. Adaptive reuse of existing Buildings and structures is encouraged.
9. All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River.
10. Shared driveways are encouraged. Other reductions in impervious surfaces may be achieved through the elimination of curbing and the use of decorative pervious surfaces for sidewalks, driveways, and trails.



Shared Driveway

11. Disruption of any open space proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on development plans and shall be restored with vegetation that is compatible with the natural characteristics of the site.
12. Excavated material may be used for the creation of berms or to provide a low fertility soil for the creation of wild flower meadows or similar semi-natural habitats to blend with the more naturalized character of the area.
13. Existing specimen conifer and deciduous trees shall be identified on a site plan and protected during site construction activities and after by ensuring Buildings, services or Hard Surface areas are not sited too close.
14. New trees planted should be of a similar species than what is currently found in the Waskasoo Environmental Character Area. Edible vegetation such as fruit trees and berry bushes should be included in Landscaping.
15. New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.
16. Location, style, and amount of fencing proposed around and/or adjacent to open space areas shall have consideration for the movement of wildlife and the prevention of opportunities for wildlife entrapment.
17. In order to reduce ambient light levels which will reduce the impact of light on nocturnal environments, exterior lighting on Buildings or within yards should be pointed down particularly near the Sanctuary.

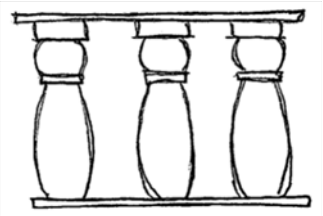
Existing road cross section on 45th Avenue north of 59th Street

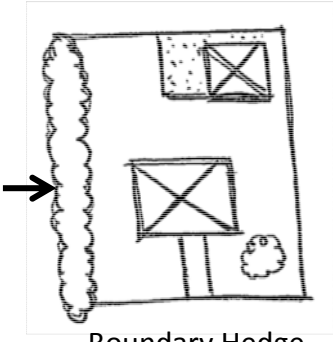
6. Definitions

Attached Garage

Arts and Crafts Style developed in the 1860s as a reaction against the growing industrialization of Victorian Britain. Those involved believed in the equality of all the arts and the importance and pleasure of work. The appearance of the style resulted from the principals involved in the making of the objects. By the end of the century such ideals had affected the design and manufacture of all the decorative arts in Britain. The principle characteristics are:

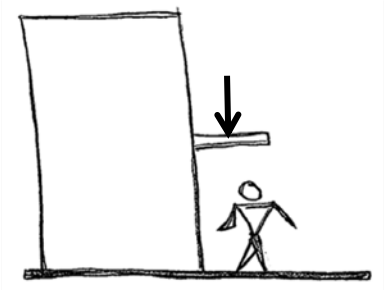
- Truth to materials; meaning preserving and emphasizing the natural qualities of the materials used to make objects was one of the most important principles of Arts and Crafts style
- Simple forms; where there was no extravagant or superfluous decoration and the actual construction of the object was often exposed
- Natural motifs as Nature was an important source of Arts and Crafts motifs as the patterns used were inspired by the flora and fauna of the countryside
- The vernacular - The vernacular, or domestic, traditions of the British countryside provided the main inspiration for the Arts and Crafts Movement.


Balustrade


Boundary Hedge

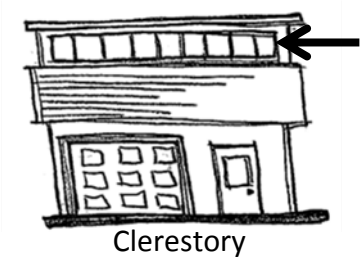
Attached Garages are enclosed parking areas which are integrated into the main dwelling structure and are typically accessed from a driveway connecting to a municipal street or rear lane.

Balustrade, also called spindle or stair stick, is a molded shaft, square or lathe-turned form, a form cut from a rectangular or square plank, various forms, made of stone or wood and sometimes of metal, standing on a unifying footing, and supporting the coping of a parapet or the handrail of a staircase.


Cantilever

Building means any structure used or intended for supporting or sheltering any use or occupancy.

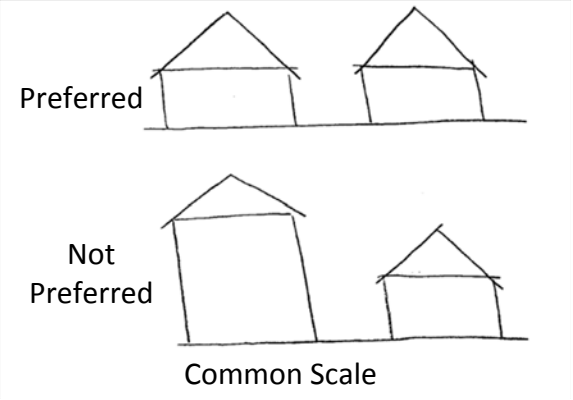
Boundary Hedge is vegetation in the form of hedges or shrubs located on or adjacent to the registered property line of a site.


Clerestory

Building Materials are materials used for construction. For the purpose of this document, building **m**aterials predominantly refer to exterior cladding materials, such as brick, stone, and wood.

Cantilever is a beam anchored at only one end. The beam carries the load to the support. Cantilever construction allows for overhanging structures without external bracing. This is in contrast to a simply supported beam which is supported at both ends.

Clerestory is a high wall with a band of narrow windows along the very top. The clerestory wall usually rises above adjoining roofs.

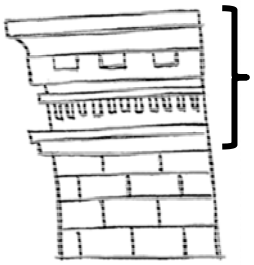


Common Scale

Common Form is a similarity in the shape, outline or configuration of a structure as apart from colour, materials, etc.

Common Materials is a similarity in the substance, or a mixture of substances that constitute a thing.

Common Scale is a similarity in size based on an informal system of general size categorizations useful for comparison purposes.

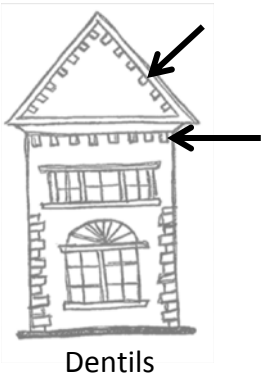

Cornice

Cornice is generally any horizontal decorative molding that crowns a building or furniture element— the cornice over a door or window, for instance, or the cornice around the top edge of a pedestal or along the top of an interior wall. A simple cornice may be formed just with a crown molding. The function of the projecting **c**ornice of a building is to throw rainwater free of the building's walls.

Craftsman Style

Craftsman Style is based on a reform philosophy, encouraging originality, simplicity of form, local natural materials, and the visibility of handicraft, but distinguished itself, particularly in the Craftsman Bungalow style, with a goal of ennobling modest homes for a rapidly expanding American middle class.

Dentil is a small block used as a repeating ornament under the projecting part of a cornice. As a general rule the projection of the dentil is equal to its width, and the intervals between to half the width.


Dentils

Detached Garages and **Accessory Structures** are free-standing buildings that are not connected to the main dwelling, and are typically accessed from a driveway connecting to a municipal street or rear lane, but which contribute to the overall site function and layout.

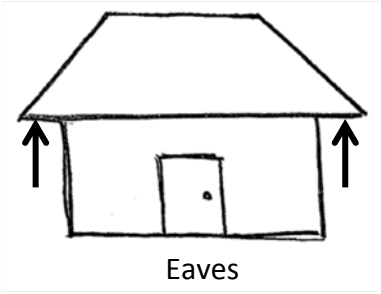
Dormer is framing which projects from a sloping roof, providing an internal recess in the roof space.

Dormer Window is a window in a dormer for lighting a room adjoining a sloping roof.

Dormer Window within Dormer

Detached Garage

Eaves are defined as the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style.



Eaves

Ecological Design is defined as any form of design that minimizes environmentally destructive impacts by integrating itself with living processes. Ecological design is an integrative ecologically responsible design discipline.

Edwardian Style is the style popular during King Edward VII of the United Kingdom's reign; he reigned from 1901 to 1910, but the architecture style is generally considered to be indicative of the years 1901 to 1914. Edwardian architecture is:

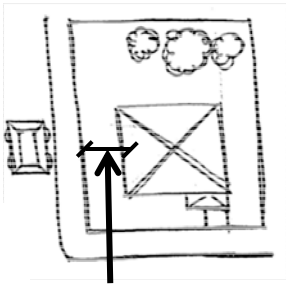
- generally less ornate than high or late Victorian architecture
- Lighter colours were used;
- the use of gas and later electric lights caused designers to be less concerned about the need to disguise soot buildup on walls compared to Victorian era architecture.
- Decorative patterns were less complex and there was less clutter than in the Victorian era.
- Ornaments were perhaps grouped rather than everywhere.
- false front facades and carefully crafted columns and cornices.

Edwardian Style

Flankage is the side yard abutting a street on a corner lot.

Foursquare Style is an American house style popular from the mid-1890s to the late 1930s. This style incorporates elements of the Prairie School and the Craftsman styles. It is also sometimes called Transitional Period. It was a reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century. Foursquare style usually has these features:

- plain, often incorporating handcrafted "honest" woodwork (unless purchased from a mail-order catalog)
- Simple box shape
- Two-and-a-half stories high
- Four-room floor plan
- Low-hipped roof with deep overhang
- Large central dormer
- Full-width porch with wide stairs
- Brick, stone, stucco, concrete block, or wood siding

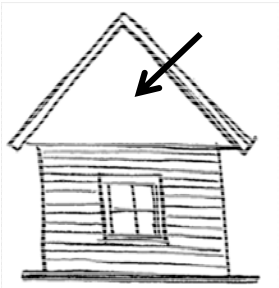


Flankage

Front Façade refers to the front elevation of the dwelling which faces the street and contains the main entrance.

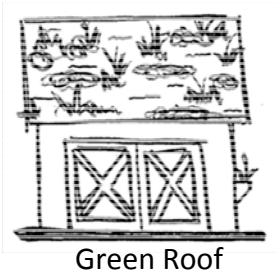
Front Yard means that part of a site which extends across the full width of a site between the front boundary and the nearest wall or supporting member of a building.

Gable is the upper triangular-shaped portion of the end wall of a building.


Gable

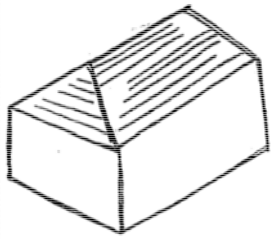
Green Building (also known as **green construction** or **sustainable building**) refers to a structure and using process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. In other words, green building design involves finding the balance between homebuilding and the sustainable environment. This requires close cooperation of the design team, the architects, the engineers, and the client at all project stages. The Green Building practice expands and complements the classical building design concerns of economy, utility, durability, and comfort.

Green Roof means a building's roof which allows vegetation to grow in a growing medium. The green roof may be partially or completely covered in plants.


Green Roof

Hard Surface is an area which is paved or covered with a permanent, durable material to make a suitable surface for vehicular and pedestrian activities. In the context of this guideline, hard surface refers to driveway and walkway surface treatments, predominantly within the front yard of the property.

Hip roof or **hipped roof** is a type of roof where all sides slope downwards to the walls, usually with a fairly gentle slope. Thus it is a house with no gables or other vertical sides to the roof. A square hip roof is shaped like a pyramid. Hip roofs on houses could have two triangular sides and two trapezoidal ones. A hip roof on a rectangular plan has four faces. They are almost always at the same pitch or slope, which makes them symmetrical about the centerlines. Hip roofs have a consistent level fascia, meaning that a gutter can be fitted all around. Hip roofs often have dormer slanted sides.


Hip Roof

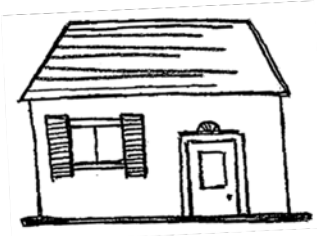
Immediate Street Context refers to existing buildings along the same street frontage (both sides of the streets) as the proposed redevelopment and within the same block.

Landscaping refers to any activity that modifies the visible features of an area of land, including simple to complex arrangements of living elements (flora), natural elements (landforms), and human elements (structures).

Massing is defined as the three dimensional form of a building.

Minimal Traditional Style is housing of simple design appropriate for a country recovering from a Great Depression and anticipating World War II. Minimal Traditional houses may have these features:

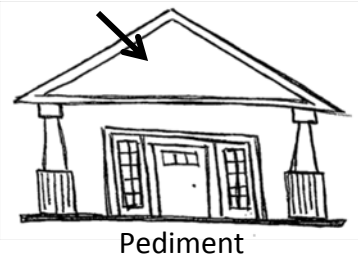
- small with minimal decorations
- low or moderately pitched roof
- minimal eaves and roof overhang


Minimal Traditional Style

- side gable, often with one front-facing cross gable
- front door entrance under the front cross gable
- one story, with an attic story
- shutters are common
- exterior siding of wood, brick, or a mix of sidings
- small fireplace and chimney

Naturescaping means the modification and enhancement of a lot or development to promote water efficiency and reduce the dependence on fertilizers and pesticides. The use of native central Alberta non-invasive vegetation is preferred.

Pediment is an element in classical, neoclassical and baroque architecture, and consists of a gable, originally of a triangular shape, placed above the horizontal structure of the entablature, typically supported by columns. The triangular area within the pediment was often decorated with relief sculpture depicting scenes from Greek and Roman mythology or allegorical figures.


Pediment

Prairie Style is a late 19th- and early 20th-century architectural style. The style is usually marked by horizontal lines, flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, solid construction, craftsmanship, and discipline in the use of ornament. Horizontal lines were thought to evoke and relate to the native prairie landscape. The designation Prairie is due to the dominant horizontality of the majority of Prairie style buildings which echo the wide, flat, treeless expanses of the mid-West. The most famous proponent of the style, Frank Lloyd Wright, promoted an idea of "organic architecture", the primary tenet of which was that a structure should look as if it naturally grew from the site. Prairie style houses may have these features:

- Low-pitched or flat roof
- Overhanging eaves
- Horizontal lines
- Central chimney
- Open floor plan
- Clerestory windows

Prominent Entry is a building entrance that is conspicuous in it position or importance and is supported by architectural detailing, a walkway to the street and appropriate landscape treatment.

Prominent Entry

Queen Anne Style is a style that came into vogue in the 1880's and was used until the 1920's. Distinctive features of the American Queen Anne style (rooted in the English style) may include:

- an asymmetrical facade;
- dominant front-facing gable, often cantilevered out beyond the plane of the wall below;
- overhanging eaves; shaped gables;
- round, square, or polygonal tower(s);
- a porch covering part or all of the front facade, including the primary entrance area;
- a second-story porch or balconies;
- pedimented porches;

- differing wall textures, such as patterned wood shingles shaped into varying designs, including resembling fish scales, terra cotta tiles, relief panels, or wooden shingles over brickwork, etc.;
- dentils; Spindle work;
- classical columns;
- oriel and bay windows;
- horizontal bands of leaded windows;
- monumental chimneys;
- painted balustrades;
- wooden or slate steep roofs
- Front gardens often had wooden fences

Ranch Style is a domestic architectural style originating in the United States. The ranch house is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. The houses fuse modernist ideas and styles with notions of the American Western period working ranches to create a very informal and casual living style. Ranch Style houses have many of these features:

- Single story, rectangular, L-shaped, or U-shaped design
- Low pitched gable roof, deep-set eaves
- Horizontal, rambling layout: Long, narrow, and low to the ground
- Large windows: double-hung, sliding, and picture
- Sliding glass doors leading out to patio
- Attached garage
- Simple floor plans with an emphasis on openness (few interior walls) and efficient use of space
- Built from natural materials: Oak floors, wood or brick exterior
- Lack decorative detailing, aside from decorative shutters

Ranch Style

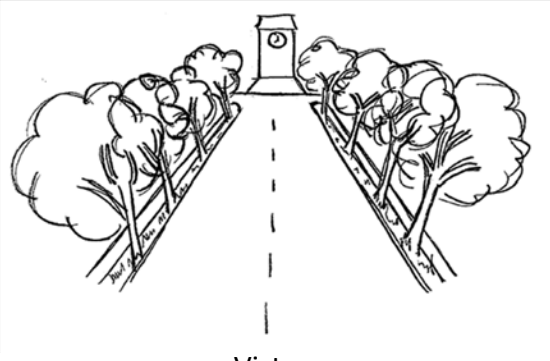
Rear Yard means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.

Scale is defined as the size of a building and its component parts in comparison with the size of neighbouring dwellings.

Setback is defined as the distance of a structure from a property line.

Vista means a scenic or panoramic view.

Xeriscaping means a method of **l**andscaping that uses plants that can survive dry periods on their own without reliance on watering, fertilizer or other maintenance.



Vista

THE CITY OF Red Deer

MUNICIPAL PLANNING COMMISSION

November 26, 2025

Via Email: t.kure@eastlincolnproperties.com

Re: Development Permit Consideration - 4240 59 Street, Red Deer (Lot 2; Block 1; Plan 1522489)

East Lincoln Properties Corporation (the "Applicant")

To Whom It May Concern,

A Development Permit application has been received for the Discretionary Use of a of a 48-Unit Supportive Living Accommodation to the property located at located at 4240 59 Street, legally described as Lot 2; Block 1; Plan 1522489, (the "Site").

The decision of the Municipal Planning Commission with respect to the above application is as follows:

RESOLVED that the Municipal Planning Commission denies the application by East Lincoln Properties Corporation (the 'Applicant') for a Development Permit for the Discretionary Use of a 48 Unit Supportive Living Accommodation, as shown on the plans dated November 20, 2025 on the lands zoned PS, located at 4240 59 Street, legally described as Lot 2; Block 1; Plan 1522489, (the "Site"), for the following reasons:

1. The Development's proposed built form and orientation is not conducive nor compatible to the interface of the existing community including nearby residences pursuant to 5.6 (1) of the Waskasoo Character Statements.
2. The proposed development impacts and negates the current scenic vistas due to the block like massing. The rear facing of the building is not neighbourly, nor does it meet the requirements of the Waskasoo ARP. The development should be compatible in scale, sensitive in design and aligned with the shared community vision. The development could have more variety including setbacks and various roof heights and could be at an angle to facilitate a stepped façade, all of which would make it more compatible within this neighbourhood. The current site orientation and building design impacts the privacy and obstructs the views and character of the street.

3. New development should not adversely affect the character of the streetscape pursuant to the 5.6 (15) of the Waskasoo Character Statements and in this case the proposed development is being sited too close to the road (59 Street). This includes the form and height having a negative impact on the neighbourhood, which is not aligned with the surrounding residential properties.
4. The Municipal Planning Commission gave weight to the Waskasoo Character Statements when determining this decision to reject the development proposal.

You may appeal discretionary approvals and denials to the Red Deer Subdivision & Development Appeal Board, at appeals@reddeer.ca, 21 days from the date of this written decision. You may not appeal a permitted use unless it involves relaxation, variation or misinterpretation of the Zoning Bylaw. For information regarding the appeal process, you can visit www.reddeer.ca/SDAB or contact appeals@reddeer.ca or call 403-342-8132.

This decision will also be advertised in a local newspaper on Saturday, November 29, 2025. Any person affected by this decision may appeal the decision within twenty-one (21) days of the date of the advertisement.

If you have any questions or concerns regarding the above decision, please do not hesitate to contact the Legislative Advisor at councilcommittees@reddeer.ca or 403-342-8132.

Sincerely,

Mayor Cindy Jefferies
Board Chair

cc: Inspections & Licensing Department

NOTICE TO APPEAL

Red Deer Subdivision & Development Appeal Board

Section 1: Appellant Information - this will be provided to the opposing parties to facilitate the exchange of information.			
Name of Appellant East Lincoln Properties Corporation		Agent Name (if applicable) James Murphy, K.C., Ogilvie LLP	
Mailing Address 4-7935 Edgar Industrial Drive		City/Town/Village Red Deer	Province AB	Postal Code T4P 3R2
Daytime Phone # 403 342 8768	Alternate Phone # 	Email Address t.kure@eastlincolnproperties.com	

Section 2: Site Information	
Municipal Address of Site (Street Address, City, Province, Postal Code) 4240 59 Street, Red Deer	Legal Description of Site (must be completed) Lot 2; Block I; Plan 1522489
Development Permit Number or Subdivision Application Number (if applicable) DP088064	Date of Decision of Appropriate Authority (if applicable) November 26, 2025

Section 3: Appeal (check one box only and attach a copy of the Decision, Notice or Order that is the subject of the appeal)

Subdivision Application	Development Permit	Stop Order
☐ Approval	☐ Approval	☐ Stop Order
☐ Conditions of Approval	☐ Conditions of Approval	
☐ Refusal	■ Refusal	

Section 3: Reasons for Appeal

You must include reason(s) you are appealing the decision of the Subdivision/Development Authority or a Stop Order.

1. The MPC erred in its interpretation and application of the Zoning Bylaw.
2. The proposed development is appropriate at the subject location.
3. Such further and other reasons as may be presented at the hearing of this appeal.

(attach a separate page if required)

Section 4: Hearings (Hearings are scheduled within 30 days - please indicate any days that you are NOT available)

I am not available on the following dates: Dec. 11 to Jan. 5, incl.; Jan 28 to 30, incl.; Feb. 7 to 15, incl.

Personal information that is collected on this form will be used in processing your appeal and contacting you. Appeals are open to the public. This information is collected under the authority of the *Municipal Government Act* and is protected under the provisions of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection, use and protection of this information, please contact the Board Clerk, Legal & Legislative Services, The City of Red Deer, Box 5008, Red Deer, AB T4N 3T4 by email appeals@reddeer.ca or phone 403-342-8132.

Jim Murphy — Signature of Appellant/Agent

December 3, 2025 — Date

– OFFICE USE ONLY –

Appeal Fee	**Appeal Information**	
☐ $75.00 (Appeal)	Appeal File #:	
☐ $75.00 (Advertising - additional fee for subdivisions only – commercial/industrial)	Appeal Deadline:	MM | DD | YYYY
Amount Payable:	Hearing Date:	MM | DD | YYYY
Fee Processed: MM | DD | YYYY		DATE RECEIVED STAMP

NOTICE TO APPEAL

Red Deer Subdivision & Development Appeal Board

What can I appeal?
You can appeal a decision of the Municipal Planning Commission, the Development Authority, the Subdivision Authority, or a Stop Order if:

- Your application has been denied;
- Your application was approved with conditions unacceptable to you;
- You object to a Stop Order;
- You are a neighbor affected by an application that was approved; and/or
- Other reasons as may be permitted by law.

What should the Notice to Appeal Form include?
As much information as possible so that the Subdivision and Development Appeal Board can understand what you are appealing and why you are appealing it, this includes: the date of issuance of the decision or the date of the Order; an explanation of your proposed development or the use you intend on the property; and/or a list of specific reasons why you feel your appeal should be granted. You will have opportunities to provide additional documents (e.g., site plans and elevations or a drawing of the site and buildings, including photographs) prior to the hearing.

When is the filing deadline?
The Notice of Appeal must be received by the Subdivision and Development Appeal Board within twenty-one (21) days of the decision that you are appealing, as per the Municipal Government Act. Your Notice to Appeal Form must be accompanied by a non-refundable $75.00 filing fee and may be subject to a further $75.00 advertising fee for industrial and commercial applications. There is no charge for a person who is affected by the subdivision or development but does not have a legal or equitable claim in the site.

How can I file an appeal?
You can file an appeal by submitting the completed Notice to Appeal Form and any additional information in one of the following ways:

Email: appeals@reddeer.ca

Mail: Clerk of Appeal Boards c/o Legal & Legislative Services
Box 5008, Red Deer, AB T4N 3T4

In-Person: Clerk of Appeal Boards c/o Legal & Legislative Services
City Hall, 4914 – 48 Avenue, Red Deer, AB T4N 3T3

How can I pay the filing fee?
You can pay the filing fee over the phone, by mail or in-person.

Phone: Credit card with a Customer Service Representative from Payments at City of Red Deer

Mail: Cheque or money order (payable to the City of Red Deer) to:
Clerk of Appeal Boards c/o Legal & Legislative Services
Box 5008
Red Deer, AB T4N 3T4

In-Person: At City Hall (4914 – 48 Avenue, Red Deer) by cash, cheque (payable to City of Red Deer), debit or credit card

When will my appeal be heard by the Board?
The Board Clerk will schedule a Hearing date within 30 days from the date that you file your appeal and will notify you in writing of the date, time, and place of the Appeal Board Hearing. For development appeals, the Board Clerk will notify adjacent property owners within 100 meters of the subject property. For subdivision appeals, the Board Clerk will notify owners of adjacent property owners (as specified in *Municipal Government Act*).

How do I submit hearing materials?
Both parties to the hearing will be asked to exchange their arguments (disclosure) within a reasonable timeframe. The purpose of disclosure is to assist the parties in preparing for the hearing and being aware of materials that will be presented. The timelines for disclosure will be outlined on the Notice of Hearing. You will be required to provide your pre-hearing disclosure to the opposing party and to the Subdivision and Development Appeal Board. Any additional information that is to be presented at the hearing must be provided with ten (10) copies which will be distributed to the Board Clerk, Panel members, and other parties present. All submissions at the hearing will be marked as exhibits and will become part of the public record.

For more information visit www.reddeer.ca/tribunals. If you require further information regarding filing deadlines and/or board procedures, please contact the Board Clerk at appeals@reddeer.ca or by phone at 403-342-8132.