

APPEAL NOTICE

East Lincoln Property (ELP) has appealed the Municipal Planning Commission's (MPC) unanimous refusal of their application to build a 3-storey, 48-unit seniors apartment building at 4240 59 St.



See the back of this sheet for the WCA Board's initial thoughts on why the Appeal Board should uphold MPC's decision and refuse East Lincoln Property's development permit.

IMPORTANT: If you submitted a response to MPC in November, your previous response WILL NOT be forwarded to the Subdivision and Appeal (SDAB). You must resubmit comments to the address below for your voice to be heard.

Submit comments to the Subdivision and Appeal Board by:

EMAIL TO: Appeals@reddeer.ca

DEADLINE: 4:30 pm, January 27, 2026

Refer to Appeal number #SDAB 0262 006 2025

Please cc the WCA at secretary@waskasoo.info

ALSO IMPORTANT: Unless your household received a copy of the Notice of Appeal in the mail from Red Deer Tribunals, your response needs to demonstrate how you will be affected by the development. For example, you are a resident who will have blocked views, loss of privacy, and/or additional traffic and parking on your street impacting quality of life; a school parent concerned about traffic and parking and/or the safety of school children walking to or near the schools; a Red Deer citizen affected by the impacts to the abutting publicly-owned south bank trail, Waskasoo Park, and Gaetz Lakes Sanctuary.

Please attend all or a portion of the SDAB Hearing at City Hall, Feb. 4 and 5 at 5:00 pm.
Wear BLUE to show your solidarity with the WCA.

FOR MORE INFORMATION: Go to Planning and Development at www.waskasoo.com for:

MPC's reasons for refusing the development

A copy of the Notice of Appeal and ELP's reasons for appeal

Information on City Administration's support for the development application, detailed drawings and studies submitted by ELP, and the written responses submitted to MPC last November.

WCA Board's Initial Thoughts on why the SDAB should uphold MPC's decision:

The application does not conform to the zoning bylaw, the Waskasoo Area Redevelopment Plan (ARP), and the ARP's Environmental Character Area and Character

Statements. The character statements form part of and prevail over 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 undue overlook from windows and balconies.
- The landscaping will remove four mature specimen trees
- 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 and ground water recharge.

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 homes on 59th St. closing the development off from the community.

Submit your comments to SDAB by following the instructions on the reverse, and attend the SDAB hearing at City Hall, 5:00 pm, Feb. 4 and 5. Wear BLUE to show solidarity with the WCA.

Note: East Lincoln Property owns the land and has the right to develop it. However, ELP's development must fit the City's bylaws, statutory plans, and policies for their Public Service lot. Because of the extensive work done to create the Waskasoo Area Redevelopment Plan and its Character Statements, we have a significant voice in *how* this lot is developed. There are other uses that can be developed on this land (e.g. recreation facilities, cultural facilities, a daycare) and there are also examples of supportive living accommodations that are smaller, less intrusive, and better suited to this location.