

**DECISION MADE AT THE DECEMBER 2025 HEARING BEFORE
THE MUNICIPAL PLANNING COMMISSION**

Because we have not yet received an official copy of MPC's decision, we include here a photograph of the resolution to refuse the Development Permit Application taken at the at the December MPC hearing. This resolution was unanimous.

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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.