



4, 7935 Edgar Industrial Drive
Red Deer, AB T4P 3R2
www.eastlincolnproperties.com

July 23, 2022

City of Red Deer
Inspections & Licensing
4914 - 48 Avenue
Red Deer, AB
T4N 1K9

Attention: Ms. Debbie Hill, Development Officer

Dear Ms. Hill,

Please find attached a rezoning application for the property at 4240 - 59 Street in the community of Waskasoo. The property is currently zoned as PS, Public Service and the application is requesting permitted use rezoning to R3 Multi-family district. If approved, this development would be an independent seniors living accommodation, affording Waskasoo residents the opportunity to age in place longer within their community.

East Lincoln Properties Corp. has been doing business in Red Deer for over 32 years. We have established a reputation of quality developments and believe in retaining the projects we create, thus creating long term relationships within the communities we serve. Creating these long-term relationships involves acting with integrity and transparency. As such, we have done considerable preliminary community engagement to better understand the neighbourhood and its residents needs and concerns. It is important to our organization that we integrate with the community that encompasses our development, namely that we become part of, and also contribute to, that neighbourhood. We acknowledge that change can be difficult, but our intention is to benefit the community long-term, not just to those that currently reside there, but also to future residents of Waskasoo.

The Community engagement previously mentioned has included community-wide virtual information sessions, one on one resident interviews, meetings with community stakeholders as well as meetings with representatives from the Community Association. We have listened to the community feedback and deeply considered the Waskasoo Area Redevelopment Plan. As such we are evaluating the incorporation of underground parking, wildlife corridors, dark sky lighting, a bioswale, review of necessary fencing, environmentally conscious building materials, student safety, parking limitations, traffic access and retention of mature landscaping. In addition, the feedback from the community engagement has helped guide what amenities the project could offer to the community. These amenities are intended to invite the community into the development so that it serves more than just the seniors that live there.

Thank you for your consideration of our application.

Kind regards,

A handwritten signature in black ink, appearing to read "Tanya Kure", written in a cursive style.

Tanya Kure MBA, PMP
Director of Property Development



EAST LINCOLN
PROPERTIES



**REZONING
APPLICATION**

4240 - 59 Street

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OVERVIEW

SENIORS INDEPENDENT LIVING ACCOMMODATION

East Lincoln Properties is proposing to build and operate a seniors independent living accommodation at 4240 - 59 Street, in the community of Waskasoo. The legal land description for this property is Plan 1522489, Block 1, Lot 2. This lot is currently zoned as PS or Public Service and will require rezoning to R3, Residential (Multi-Family) District.

When this lot was originally subdivided by Chinook's Edge School Division, it was noted that "the future development of Lot 2 would likely require a change in districting from the current PS designation", and said it was "prepared to evaluate this step at the time of development". The quoted excerpt is taken from document 152158710, which is registered on title. East Lincoln Properties is now at that time of future development. As enclosed in the application documents, East Lincoln has done considerable community and stakeholder engagement in its due diligence towards this project. In addition, East Lincoln has met with various City of Red Deer departments to garner feedback in order to determine the most viable path forward for the development. It should be noted that East Lincoln spoke to both the past and current President of the Waskasoo Community Association about the proposed development. The past President brought this forward at the association AGM and asked for those interested in a 1-1 interview with East Lincoln to put their names forward. This is how East Lincoln came to interview the residents enclosed in this application.

The result of this stakeholder engagement is an intention to build a development that integrates into the neighborhood of Waskasoo. This integration will be achieved by welcoming the community into its greenspaces, by respecting the wildlife and environment that exists there, by making environmentally conscious decisions in building, and by offering amenities that the community can enjoy.



APPLICATION



**LAND USE BYLAW AND
PLAN AMENDMENT
APPLICATION**

All of the information requested in the application and attached checklist is necessary to complete a thorough evaluation and timely decision on your application. All material submitted must be clear, legible and precise; staff will only accept complete applications.

Type of amendment(s) requested: (please circle those that apply)

- | | | |
|---------------------------|-----------------------------------|--------------------------------|
| Land Use Bylaw | Neighbourhood Area Structure Plan | Industrial Area Structure Plan |
| Major Area Structure Plan | Municipal Development Plan | Area Redevelopment Plan |

Registered Owner of Land that is the Subject of the Proposed Amendment(s):

Name / Company: East Lincoln Properties Corp.
 Contact Person: Tanya Kure
 Street Address: 4, 7935 Edgar Industrial Drive
 Mailing Address: Same
 Province: AB Postal Code: T4P 3R2
 Phone Number: 403 342 8768 Fax Number: _____
 E-Mail Address: t.kure@eastlincolnproperties.com

Applicant (if different from the Registered Owner)

Name / Company: _____
 Contact Person: _____
 Address: _____
 Province: _____ Postal Code: _____
 Phone Number: _____ Fax Number: _____
 E-Mail Address: _____

Landowner Authorization (this section to be completed by Landowner)

I (We), Tanya Kure

 (Print Full Name)

hereby certify that I am (we are) the registered owner(s) of the land that is subject of this application, and that the information given on this form is full and complete, and is, to the best of my (our) knowledge, a true statement of the facts relating to this Amendment Application.

Authorization to Act on Behalf of the Registered Owner: (if applicable)

I (we) hereby authorize _____ to act on my (our) behalf on matters pertaining to this Amendment Application.

Landowner Signature(s): _____
[Handwritten Signature]

Date: 2022 July 14 _____

Description of Land Proposed for Amendment:

Lot(s): 2 Block(s): 1 Plan(s): 1522489

Municipal Address(s): 4240 - 59 Street

Land Area: 4.16 acres _____ hectares, m².

Amendment Proposed (Land Use Bylaw Re-designation Amendment only)

Existing Land Use Designation: PS - Public Service

Proposed Land Use Designation: R3 - Residential (Multi Family), Permitted Use

Applicant's Rationale

Please provide your rationale for requesting the proposed amendment. You may use the space below or prepare a separate statement and attach it to this application. This submission will be included in any reports presented to The City of Red Deer Municipal Planning Commission (MPC) and to City Council. (Attach additional pages if necessary).

Please see attached.

The personal information on this form is collected under the authority of section 617 of the *Municipal Government Act* and section 33(c) of the *Freedom of Information and Protection of Privacy Act*. This information will be used to facilitate contact between the parties and to determine the location of the subject property. A summary of the amendment proposal and identity of the subject property's owner may be issued to adjacent land owners. If you have any questions regarding the collection, use or protection of this information, please contact the Director of the Planning Services Division at 403-406-8700. Planning Services is located on the third floor of City Hall, 4914-48 Avenue, Red Deer, Alberta.

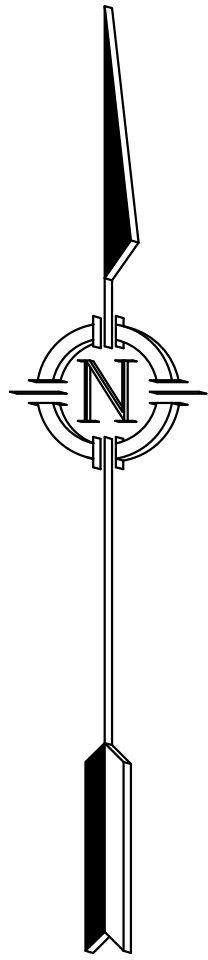
Additional Amendment Application Requirements:

Attach the following information to the application:

1. A copy of the current Certificate of Title(s) for the subject lands, dated no later than 30 days from the date of the application and one copy of each easement document, right-of-way, restrictive covenant or other legal document registered on the property that affects the use of the lands. If either the registered landowner or the applicant is registered as a numbered company, the names of the principles of the numbered company.
2. Drawing or site map showing the lands proposed to be rezoned/amended complete with dimensions and areas of each district.
3. Payment of applicable fees.
 - This includes an advertising fee due upon receipt of an invoice from the City of Red Deer. Please also be advised that if the applicant is required to hold an open house, any and all related costs are the responsibility of the applicant.
4. Additional information may be requested by the Planning Department after application is submitted such as traffic, market, land use or feasibility studies and neighbourhood surveys required by City Administration,

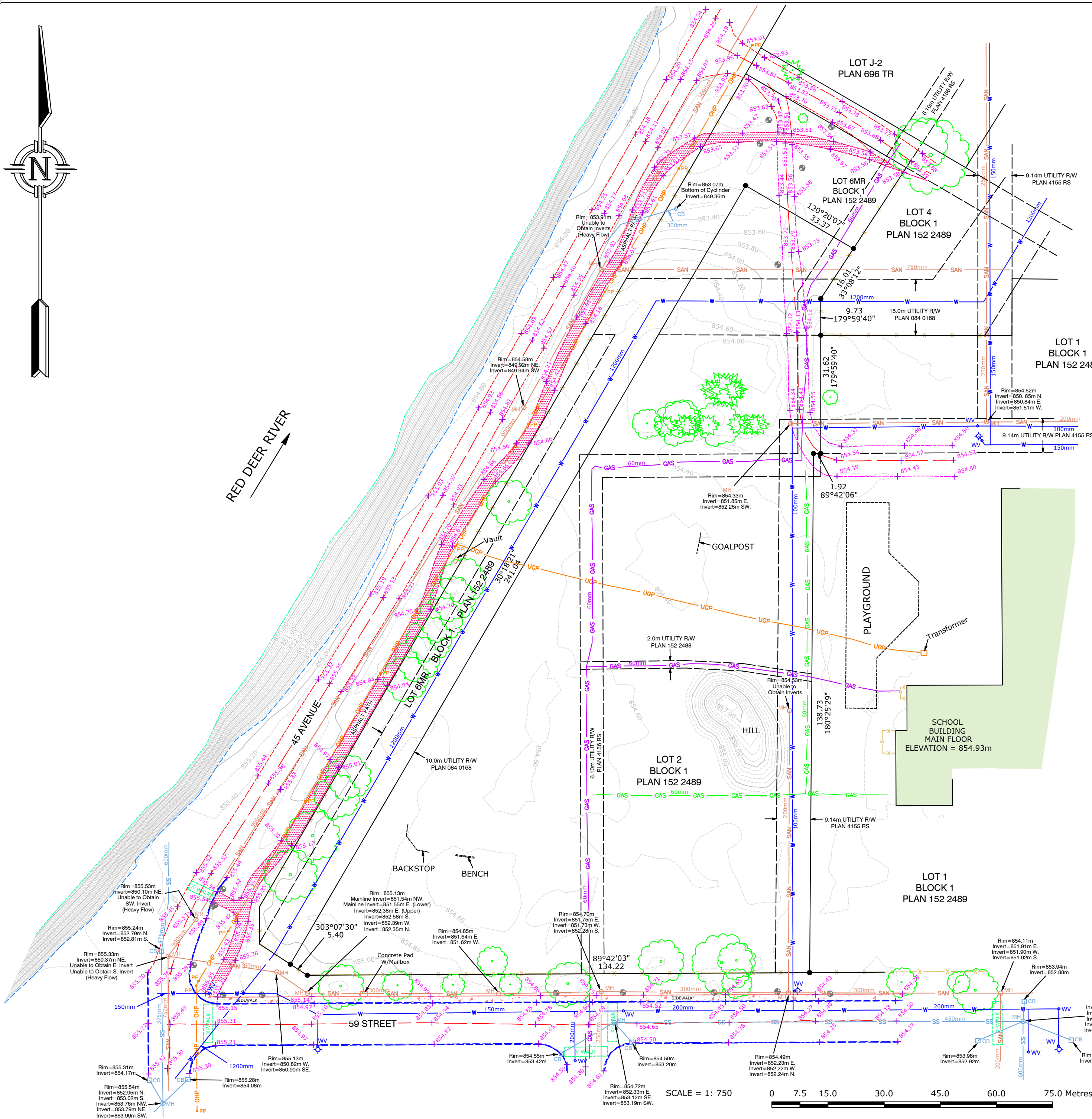
Amending the Land Use Bylaw

Sections 2.19, 2.20, 2.21, and 2.22 of the Land Use Bylaw establish regulations for amending the Land Use Bylaw. Applicants are encouraged to review these sections to familiarize themselves in the process. The City of Red Deer will take in reviewing and deciding upon their application.



RED DEER RIVER

EAST LINCOLN PROPERTIES SITE PLAN LOT 2, BLOCK 1, PLAN 152 2489



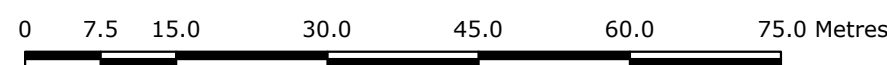
LEGEND & NOTES

- STATUTORY IRON POSTS FOUND SHOWN THUS ●
- FENCE LINES ARE SHOWN THUS —X—X—X—X—
- PROPERTY LINE SHOWN THUS ————
- R/W BOUNDARIES SHOWN THUS ————
- EDGE OF ASPHALT ROAD SHOWN THUS - - - - -
- EDGE OF GRAVEL ROAD SHOWN THUS - - - - -
- CURBS SHOWN THUS - - - - -
- CENTERLINE OF ROAD SHOWN THUS - - - - -
- TOP OF BANK - - - - -
- BOTTOM OF BANK - - - - -
- POWER POLES ARE SHOWN THUS ● PP
- O/H POWER LINES ARE SHOWN THUS —OHP—OHP—
- BURIED POWER LINES ARE SHOWN THUS —UGP—
- BURIED CABLES ARE SHOWN THUS —C—C—C—C—
- TELUS CABLES ARE SHOWN THUS —TEL—TEL—TEL—TEL—
- TV CABLES ARE SHOWN THUS —C—C—C—C—
- FIRE HYDRANTS ARE SHOWN THUS ●
- WATER VALVES ARE SHOWN THUS ●
- BURIED WATER LINES ARE SHOWN THUS —W—W—W—W—
- CATCH BASINS ARE SHOWN THUS □ CB
- MANHOLES ARE SHOWN THUS ○ MH
- SANITARY SEWER LINES ARE SHOWN THUS —SAN—
- STORM SEWER LINES ARE SHOWN THUS —SS—
- BURIED GAS LINES (ACTIVE) ARE SHOWN THUS —GAS—
- BURIED GAS LINES (ABANDONED) ARE SHOWN THUS —GAS—
- SIGNS SHOWN THUS ●
- CONIFEROUS TREES ARE SHOWN THUS ●
- DECIDUOUS TREES ARE SHOWN THUS ●
- ELEVATIONS ARE SHOWN THUS ●
- ELEVATIONS ARE IN METRES AND DECIMALS THEREOF.
- ELEVATIONS ARE CALCULATED AND ARE REFERRED TO ASCM 241919 (ELEV=855.341m)
- MAJOR CONTOUR LINES ARE SHOWN THUS ————
- MINOR CONTOUR LINES ARE SHOWN THUS ————
- DISTANCES ARE IN METRES AND DECIMALS THEREOF.

NOTES:
The underground utilities are shown using information supplied by the utility companies and, where possible, by electronic utility locating equipment. Since reception of electronic signals is subject to interference and has limitations it should not be assumed that all buried facilities are shown and facilities which are shown should not be construed as "located" until physically exposed. The actual location must be verified independently by the contractor in the field, prior to any construction.

Service pipe sizes taken from City of Red Deer Records.

SCALE = 1: 750





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 686 533 1522489;1;2 202 059 930

LEGAL DESCRIPTION
PLAN 1522489
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.682 HECTARES (4.16 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;38;21;SE

MUNICIPALITY: CITY OF RED DEER

REFERENCE NUMBER: 152 158 700 +2

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
202 059 930	16/03/2020	TRANSFER OF LAND		\$800,000	\$800,000

OWNERS

EAST LINCOLN PROPERTIES CORP.
OF 4, 7935 EDGAR INDUSTRIAL DRIVE
RED DEER
ALBERTA T4P 3R2
(DATA UPDATED BY: CHANGE OF NAME 222140902)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
4510NI	26/08/1963	CAVEAT RE : EASEMENT CAVEATOR - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 (DATA UPDATED BY: TRANSFER OF CAVEAT 012027346)

(CONTINUED)

REGISTRATION

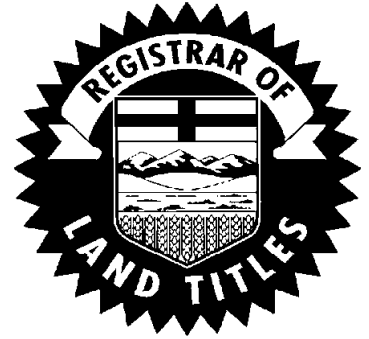
NUMBER	DATE (D/M/Y)	PARTICULARS
1680SE	09/10/1970	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF RED DEER. AS TO PORTION OR PLAN:4156RS
7541RW	19/11/1970	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 AS TO PORTION OR PLAN:4156RS (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012026744)
862 238 082	31/10/1986	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - THE CITY OF RED DEER. C/O WILLIAM F. LEES, LAND SUPERVISOR BOX 5008 RED DEER ALBERTA AGENT - WILLIAM F LEES
082 535 321	09/12/2008	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF RED DEER. AS TO PORTION OR PLAN:0840168
152 158 662	29/05/2015	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. AS TO PORTION OR PLAN:1522488
152 158 710	29/05/2015	CAVEAT RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF RED DEER. C/O P.O. BOX 5008, RED DEER ALBERTA T4N3T4 AGENT - NATASHA WIRTANEN

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF JUNE,
2022 AT 02:42 P.M.

ORDER NUMBER: 44789985

CUSTOMER FILE NUMBER: SLM-73216



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



R3 ZONING





R3 ZONING

East Lincoln Properties is proposing to rezone this lot from PS (Public Service) to an R3 (Residential, Multiple Family) district. Creating an R3 district on this lot allows for an efficient use of the land. It introduces a mix of uses within the neighbourhood, allowing for an opportunity of increased density. An increase in density allows for growth within a community on a reduced footprint. Adding R3 zoning to this lot also introduces a greater variety of housing types and price points within the neighbourhood.

The location of the lot for R3 is ideal as it only borders single family homes on the south side, and is somewhat isolated to the neighbourhood as a whole. Therefore, it does not disrupt the pattern of development currently in place. Further, the development has minimal impact on the view from single family homes and there is no shadow casting created by the building.

The efficient use of this land for R3 allows for a promotion of open spaces and park-like areas for enjoyment. Creating a winding sidewalk and trail within the development, along with benches, creates a more walkable space and enhances pedestrian connections. The open spaces will preserve environmental features such as the treescapes, which camouflage and soften higher density buildings within an R3 zoning.

R3 design can incorporate historical and cultural aesthetics to ensure sensitivity to the existing neighbourhood through flat roofs, pronounced balconies and the use of wood and stone. Therefore, an R3 development can integrate into a historical community in a complementary way.

A diversity of people adds richness to a community and an R3 development can add to the intergenerational depth of the neighbourhood. New community members can also contribute to the safe watch of the sidewalks, playgrounds and streets, potentially reducing crime and mischief.



WASKASOO ARP



WASKASOO

AREA REDEVELOPMENT PLAN

WASKASOO AREA REDEVELOPMENT PLAN

Rezoning to R3 will require an amendment to the Waskasoo Area Redevelopment Plan (ARP).

As noted earlier, in May 2015, when this lot was subdivided by Chinook's Edge School Division, it was noted by the Subdivision Authority that "the future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development". The Waskasoo Area Redevelopment Plan was adopted by council in February 2016. Under land use, (item 3, page 8 of the ARP) it was expressly noted that the lot "shall" retain its current designation of PS. An excerpt of the ARP is noted below.



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.

East Lincoln Properties proposes the following amendment:

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



WASKASOO AREA REDEVELOPMENT PLAN

Within the ARP, the lot at 4240 - 59 Street was categorized and mapped under the Waskasoo Environmental Character Statement. East Lincoln Properties proposes that this lot be removed from inclusion within this Character Statement, similar to how the Gateway Christian School, Lindsay Thurber School and Parkland Community Living were excluded.

Under section 5.2 Context and History, the ARP currently states:

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.

East Lincoln Properties proposes the following amendment:

The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes sanctuary, and an **environmental reserve parallel to 45 Avenue, excluding 4240 - 59 Street, the Gateway Christian School and Parkland Community Living.**

Subsequently, the corresponding map should also be updated to exclude this lot.



WASKASOO RESIDENTS INTERVIEWS



WASKASOO RESIDENT INTERVIEW LIST

DARCY & BRENDA GARRETT

March 29, 2022

LINDA CULLEN-SAIK

April 18, 2022

TIFFANY & BROCK PRIEBE

April 18, 2022

SUSAN JENSEN

April 19, 2022

JOHN BOUW

May 10, 2022

SUSAN SWAINSON

May 12, 2022

DAN STEENBERG

May 12, 2022



WASKASOO RESIDENT INTERVIEWS

CONSOLIDATION OF RESPONSES

How long have you lived in the community?

Interviewed residents lived in the community from 5 to 30 years.

What do you like about the community?

Residents provided similar answers including that Waskasoo is a quiet neighbourhood, a nice place to raise a family, a connected and engaged community as well as having beautiful natural amenities such as the river, trees, pathways, greenspaces, wildlife and the Kerry Wood Nature Centre.

Is the community missing anything?

Two residents noted nothing was missing. The remainder of residents included suggestions of a soccer field, a corner store or small grocer offering a combination of local items as well as standard staples. In addition, suggestions included a place for the Community Association to meet, a hair salon or personal services salon, a daycare and shared access along the school property line for parent pick up and drop offs. Two residents noted that seniors housing is lacking in the area with little options for seniors to stay in the community if they can no longer manage a single family home. It was noted that bringing small scale amenities such as those listed could create a more walkable neighbourhood and potentially alleviate some of the traffic congestion.

For you and your family, do you feel like there are intergenerational gathering spaces or is this lacking?

Two residents noted gathering spaces were not lacking. Other residents suggested an indoor gathering space was lacking.

These notes reflect the interpretation of the interviewer.

WASKASOO RESIDENT INTERVIEWS

CONSOLIDATION OF RESPONSES

Overall thoughts on the preliminary plans shared with you?

Interviewed residents noted concerns in the following areas:

- traffic congestion
 - compounding existing traffic issues
 - fear that emergency response could not access the seniors during peak periods of congestion
 - control on parking and number of resident' vehicles
 - children's safety in walking and biking with increased traffic from the development
- loss of greenspace and views
- preference for a not for profit business development
- the developer would "flip" the project into standard apartments or sell to another developer
- compliance with the Waskasoo Area Redevelopment Plan
- preference for the area to remain R1 only

Interviewed residents noted the following positive aspects of the prospective development:

- added amenities for the community
- new residents to the community and the community association
- provide the opportunity to age in place in the community longer
- potential to make the community more walkable

Residents made the following recommendations:

- the development should be aesthetically pleasing and integrate into the community
- parking should be hidden
- trees and pathways should be retained and/or supplemented
- green building practices are encouraged

These notes reflect the interpretation of the interviewer.



COMMUNITY INFORMATION SESSIONS



EAST LINCOLN
PROPERTIES

RIVERGLEN VILLAGE

Independent Seniors Living Accommodation

MEET YOUR HOSTS

RIVERGLEN VILLAGE PRESENTATION



TANYA KURE

Director of Property Development
East Lincoln Properties Corp.



CORY LENIUK

Architect/Principal
JMAA architecture

ITEMS OF NOTE



CHAT BOX

Questions and comments can be posted in the Chat Box



POLL BOX

Polls will appear in the Poll box (next to the Chat box)



FUTURE COMMUNICATION

Contact information will be provided at the end of the presentation



LAND ACKNOWLEDGEMENT

We acknowledge Treaty Six territory to the North of the Red Deer River, the traditional Métis, Cree and Saulteaux territory. And Treaty Seven territory to the South of the Red Deer River, the territory of the Blackfoot, Tsuu T'ina and Stoney Nakoda peoples. We honour the First Peoples who lived here and called this area Waskasoo Seepee.



PRESENTATION OUTLINE

KEY DISCUSSION POINTS

- About East Lincoln Properties
- Project Location & Background
- Intentions for Development
- Project Layout & Design
- Community Feedback
- Questions
- Contact Us



EAST LINCOLN
PROPERTIES



ABOUT EAST LINCOLN PROPERTIES

REAL ESTATE DEVELOPER AND PROPERTY MANAGER

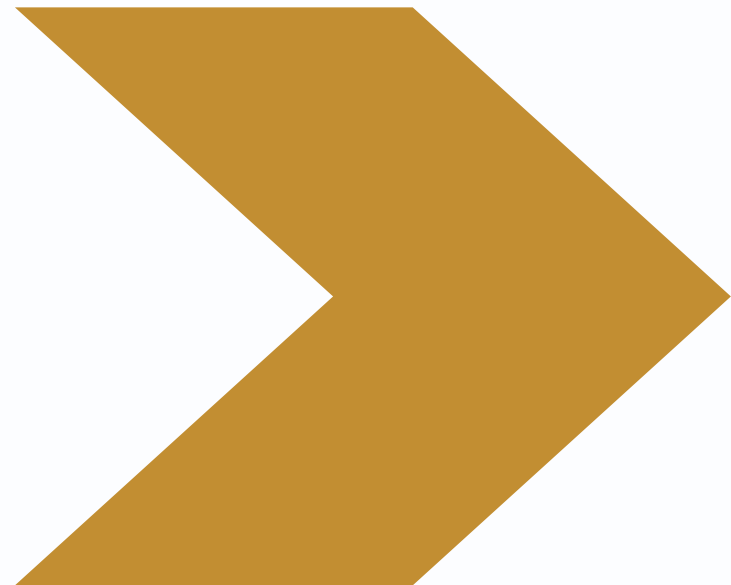
East Lincoln Properties was founded in Red Deer over 35 years ago and is owned by Ben Meyer. Mr. Meyer also owns Shunda Construction, which worked on the Waskasoo Community Gardens project. East Lincoln Properties develops both commercial and residential projects in Central Alberta and believes in retaining the projects that we create.

It is our intent that our projects integrate with the neighbourhoods they are part of, and offer opportunity to the greater community, not just to the tenants and residents it serves.

We believe our projects should create an environment where its residents can thrive and feel connected to the community, its people and natural amenities.

THE LOCATION

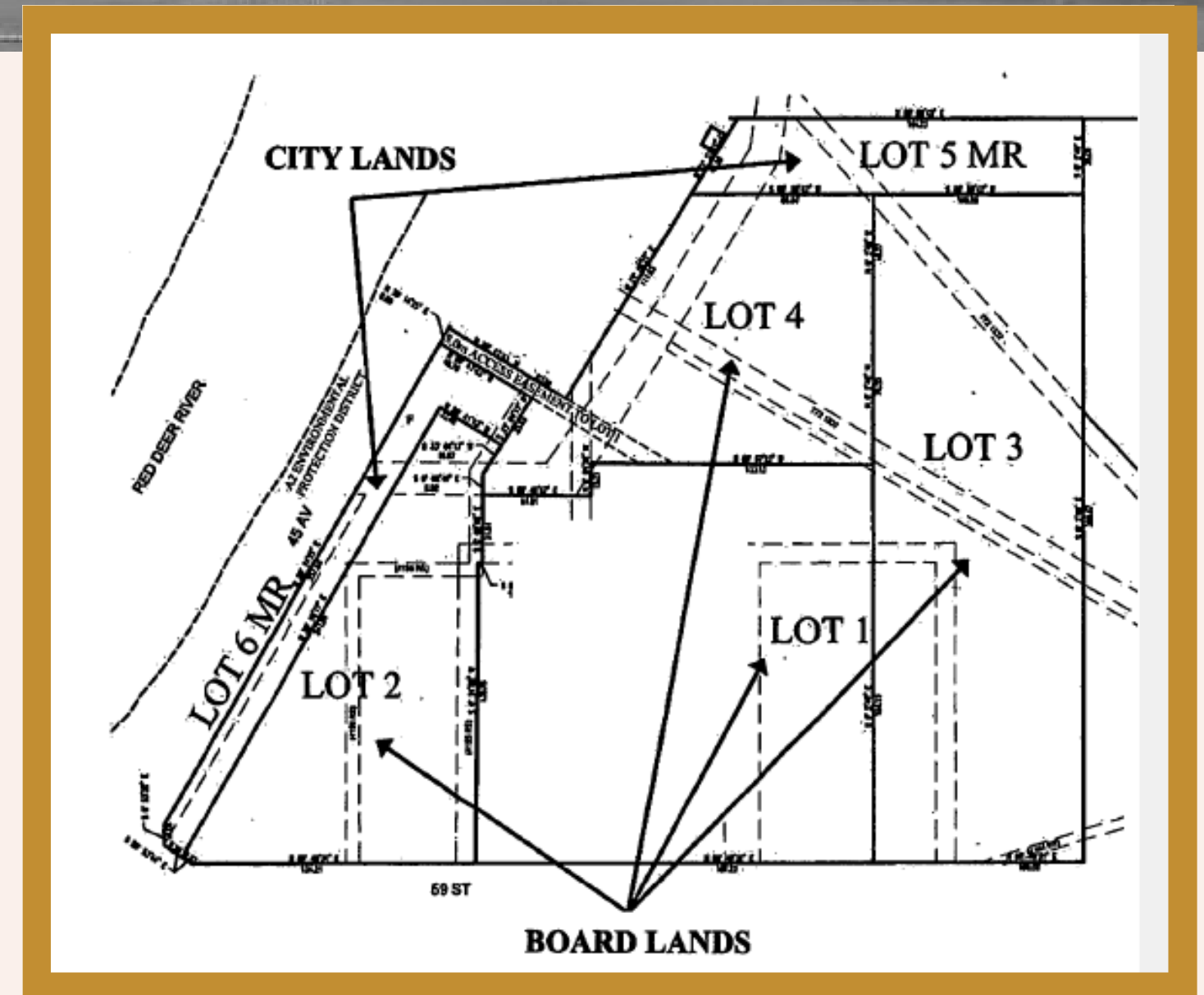
4240 - 59 Street



RECENT HISTORY

CHINOOK'S EDGE SCHOOL DIVISION

This lot was part of a greater parcel of land that was subdivided in 2015 by Chinook's Edge School Division. A total of 6 lots were subdivided from this parcel. Lots 1 and 3 are now owned by the Red Deer Public School board. Lot 2 was noted as being designated for future development and is now owned by East Lincoln Properties. Lot 4 is now owned by Parkland Community Living. Lots 5 and 6 were turned into Municipal Reserve lands.



RECENT HISTORY

LOT 2

It was acknowledged at the time of subdivision, that the future development of Lot 2 would likely require a change in districting from the current Public Service (PS) designation, to be evaluated in the future at the time of development.

THE MUNICIPAL RESERVE LANDS

When the subdivision was brought forward by the School Division, community organizations and landowners brought forward concerns about the preservation of the existing trail system. The City's Park's and Planning departments worked to address these concerns through the development of the Municipal Reserve lands in lots 5 and 6.

THE VISION FOR RIVERGLEN VILLAGE

REZONING TO R3

The current zoning for this parcel is PS or Public Service. Under PS zoning, the closest allowable use to our intentions for operations would be an Assisted Living Accommodation. This is beyond the type of operations we are looking to provide. Rather, East Lincoln Properties is proposing an independent seniors living accommodation. A place where seniors can connect to, and feel part of, the community and it's natural environments for indoor/outdoor living. This vision will require a rezoning to R3 Residential (Multiple Family) District.



R3 ZONING - PROPOSED

USES

Discretionary use allows for a multiple family building more than 35 dwelling units per hectare. (Site is 1.682 hectares or 4.156 acres.)

SITE COVERAGE

Maximum site coverage is 40%, our proposed development is around 23%.

BUILDING HEIGHTS

Maximum allowable height of 4 storeys for multiple family buildings.

PARKING VARIANCE

We would be seeking a one stall per unit ratio which is an approximate 40% parking reduction.



WASKASOO AREA REDEVELOPMENT PLAN

OBJECTIVE

- 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.
- Maintain Waskasoo's extensive parks and open space.
- Preserve and maintain environmental, historical and cultural features.
- Maintain and enhance trail and pedestrian connections.
- Encourage the enhancement and maintenance of all properties.



WASKASOO AREA REDEVELOPMENT PLAN

CHARACTER STATEMENTS

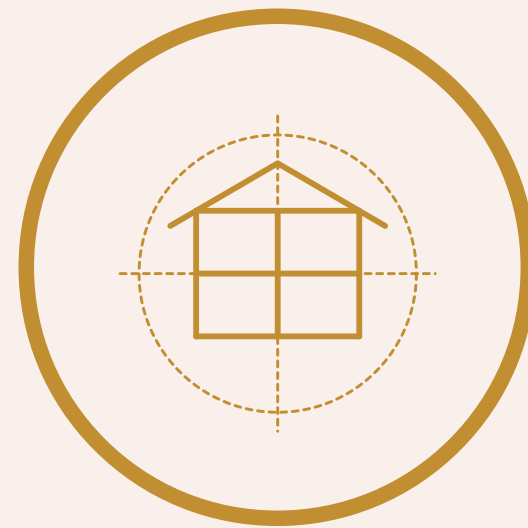
- Ensure natural features including native vegetation, mature trees, and minimal building coverage will be maintained (23% building coverage).
- Natural landscaping with storm water management strategies (pond and bioswale).
- Utilization of common building materials (wood and stone).
- A wide open sense of space that is not common in other areas of the City (77% open space).
- Maintaining existing vegetation onsite, with enhanced consideration to the critical area adjacent to the Red Deer River, which will be maintained as a wildlife corridor.
- Shared site access with Red Deer Public School Division.
- Building will be approximately 100 feet away from 45th Avenue and 45 feet away from 59th Street.
- Currently, the site is completely fenced. We are proposing removal of existing fences on all sides but will work with Gateway Christian School to place fencing as required for the purposes of student safety.
- Dark sky lighting will be used.

THE PLANS FOR THE RIVERGLEN VILLAGE

UNIQUE FEATURES



Hub for Community

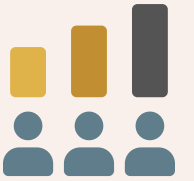


Sustainable Building
Practices

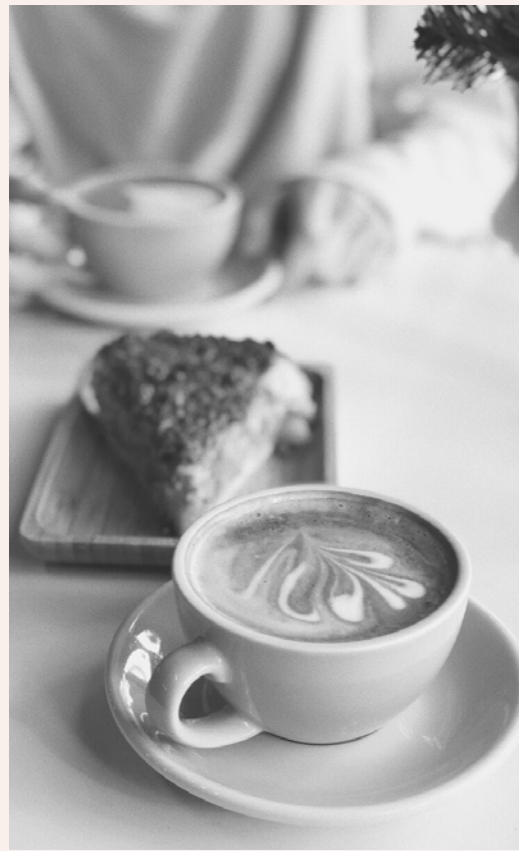


Enhanced Wildlife Human
Interaction

POTENTIAL COMMUNITY HUB AMENITIES



Indoor Multi Use
Room for Meetings
or Events



Small Retail Space



Outdoor Natural
Amphitheatre

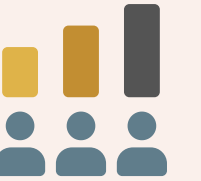


Outdoor Covered
Picnic Shelter



Outdoor Benches

PROPOSED FACILITY INFORMATION



Suites will be for
Rent



Approximately
50 - 60 Suites
per Building



Mix of One and
Two Bedroom
Suites



Underground and
Surface Parking



One 3 Storey Building
One 4 Storey Building

Development Stages of Riverglen Village



PREDESIGN

Rezoning
and Permits



PHASE 1

Construction of
First Building



PHASE 2

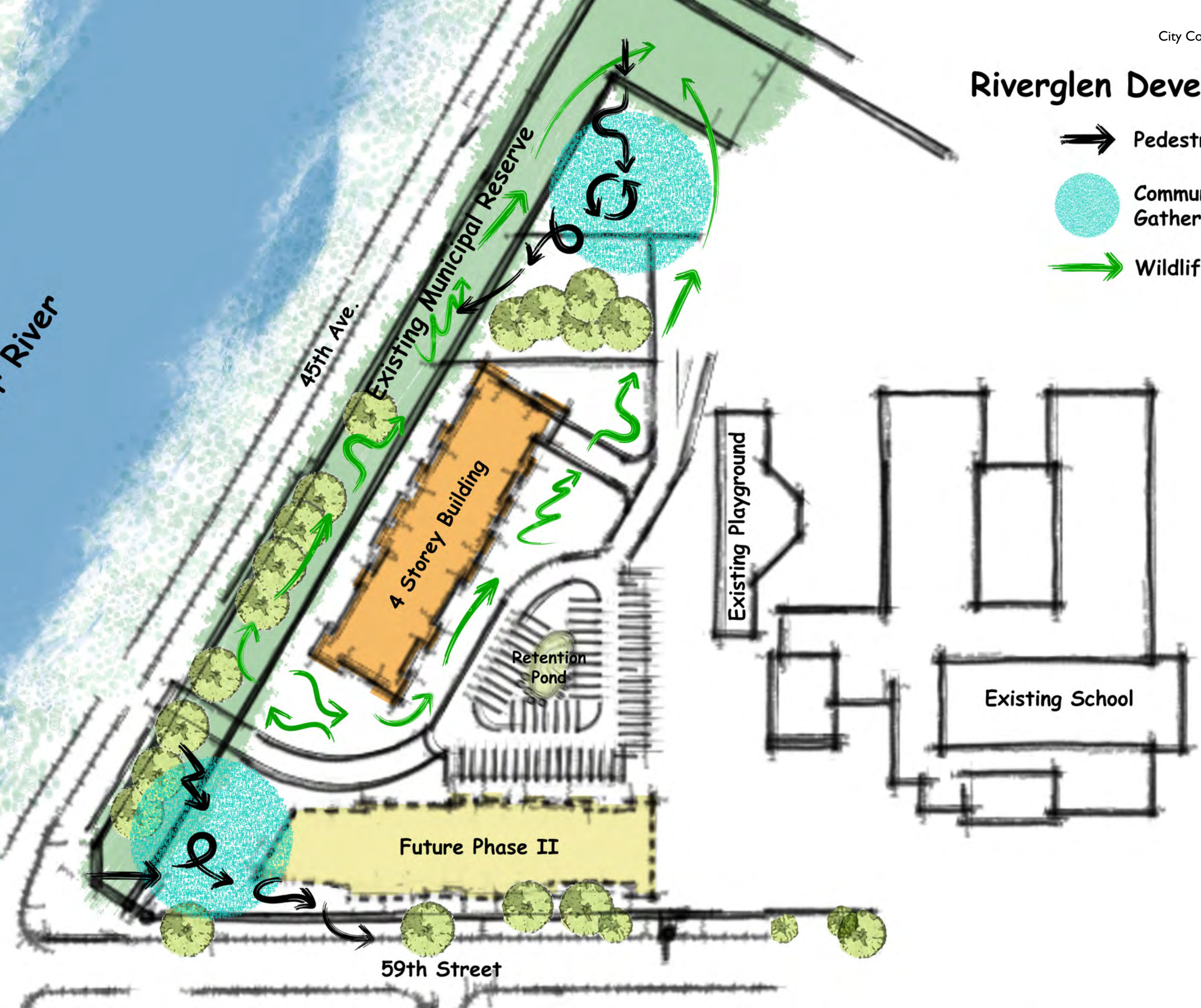
Construction of
Second Building

PROJECT OVERVIEW

Riverglen Development

-  Pedestrian Travel
-  Community Gathering Node
-  Wildlife Corridor

Red Deer River





PROJECT OVERVIEW



50
ST

4210

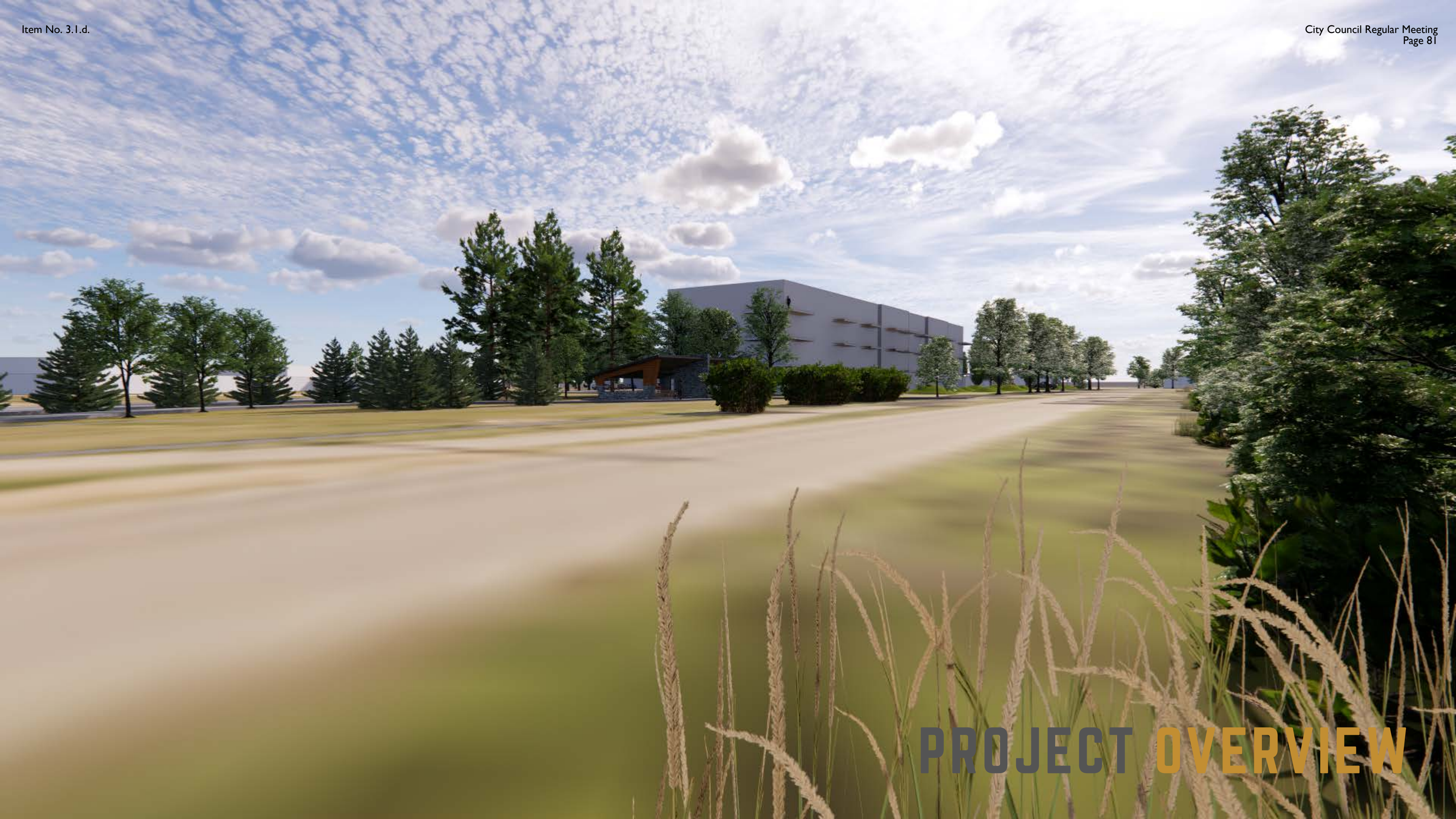
PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT OVERVIEW



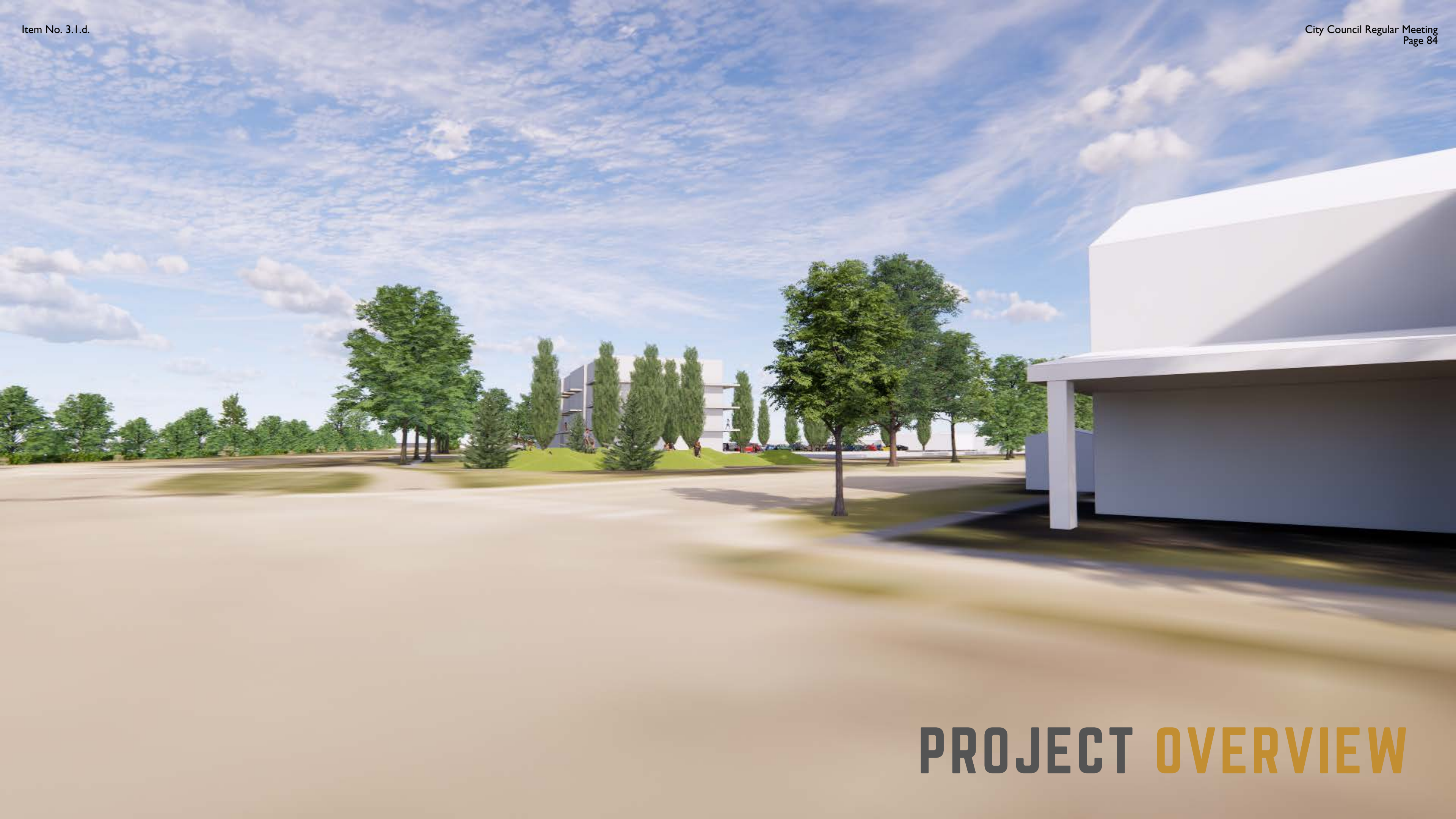
PROJECT OVERVIEW



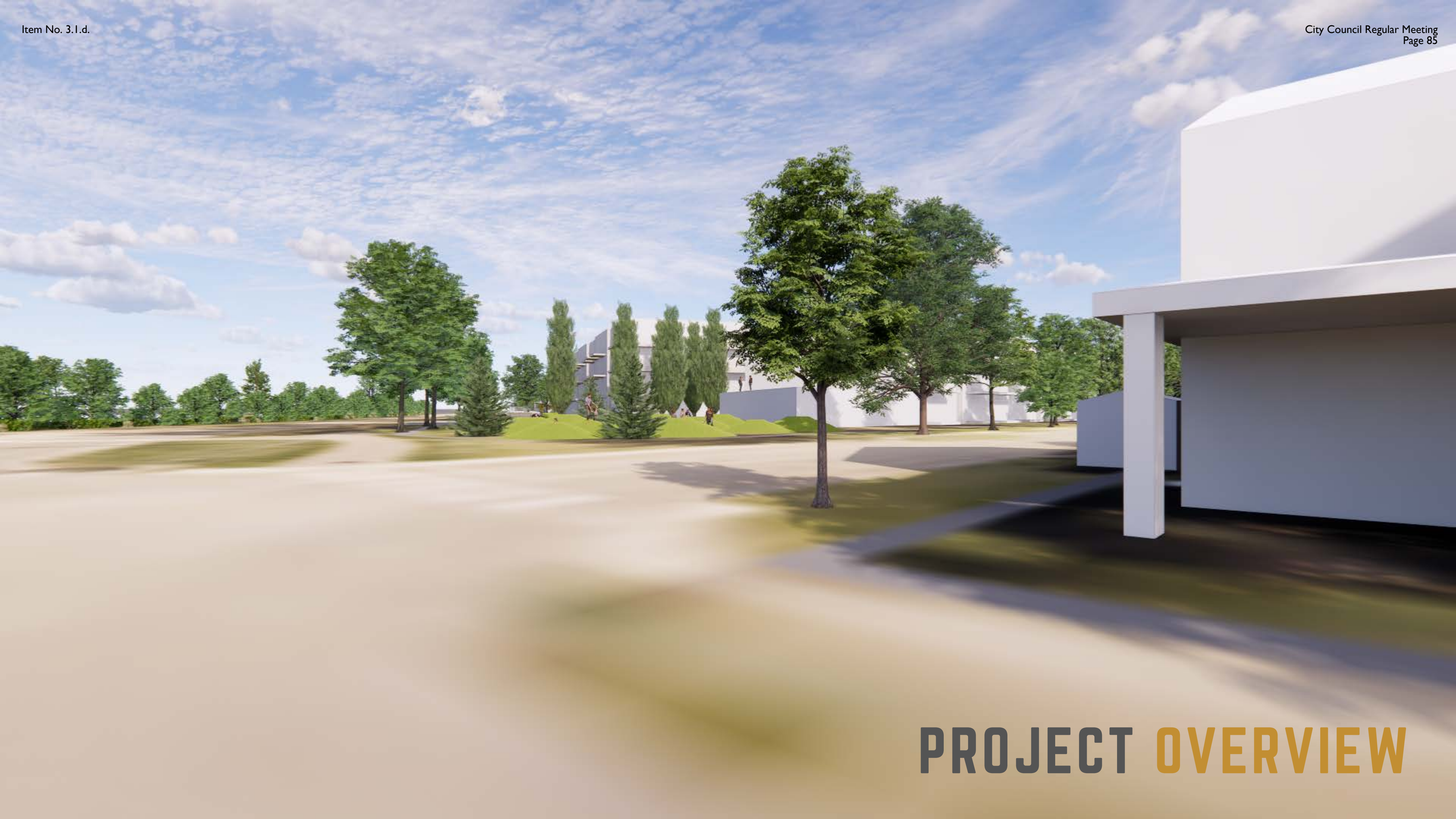
59th St

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PROJECT OVERVIEW



PROJECT OVERVIEW

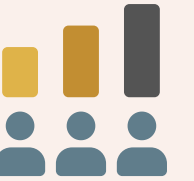


PROJECT OVERVIEW



PROJECT OVERVIEW

What Residents Are Concerned About



TRAFFIC

Increased Congestion



ENVIRONMENT

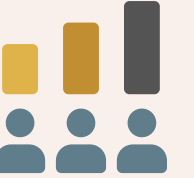
Loss of Natural Amenities



FUTURE CHANGE

Changing from Seniors Living to Standard Apartment

What Residents Are Positive About



OPPORTUNITY TO AGE IN THE SAME COMMUNITY

Existing homeowners would have a place to transfer to within their own community until a higher level of care is needed.



OPPORTUNITY TO EXPAND COMMUNITY ASSOCIATION

New residents could increase support and participation in the association.



OPPORTUNITY FOR A MORE WALKABLE COMMUNITY

Adding an amenity such as a coffee shop, small store, pharmacy, hair dresser, or daycare would reduce the need to drive out of the community.

QUESTIONS?

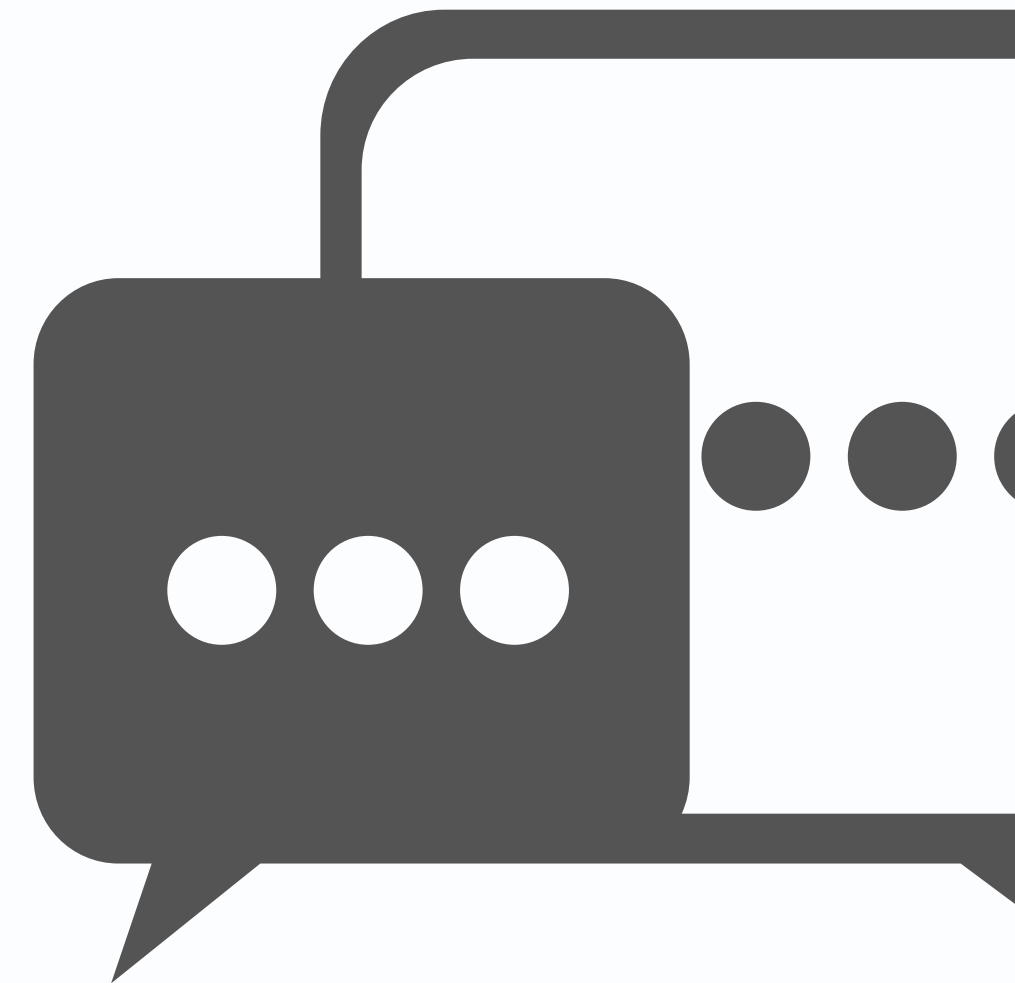
Please type your questions in the chat box. You will receive a follow up email with all questions and answers from the presentation.



FOR FOLLOW UP QUESTIONS OR TO SCHEDULE A PERSONAL CONVERSATION

EMAIL ADDRESS

info@eastlincolnproperties.com





EAST LINCOLN
PROPERTIES

THANK YOU

**FOR JOINING OUR
PRESENTATION TODAY**



Q&A

RIVERGLEN VILLAGE INFORMATION SESSIONS



EAST LINCOLN
PROPERTIES

A NOTE TO THE READER



Hello,

**THANK YOU FOR ATTENDING THE RIVERLEN VILLAGE
INFORMATION SESSION.**

This information package contains all of the questions and comments shared during both webinars on May 24 & 25, 2022. Answers to these questions have been summarized and consolidated for clarity.

In addition, the statistics on attendance as well as the results of the polls have been provided.

Thank you!

EAST LINCOLN PROPERTIES CORP.

QUESTIONS & COMMENTS

ATTENDEE A

Why is there not a public chat, no interactive discussion, no open forum being permitted instead of this limited ability to communicate? Will you also share number of participants vs number of poll responses? No development, nothing built, too much to capture in your limited poll, detrimental - not beneficial. Will a scale drawing be provided with your questions/answers being sent out that sets out actual measurements? Will you hold a real open forum before applying for rezoning? How do you plan to address the parking problems this will create?

ATTENDEE B

Without sharing names of the poll answers; would you please share the results/percentages from the polls in this session? Can you share how many participants are in this? May I suggest at the other session for the chat to be open dialogue and not private to have the opportunity to share and discuss as a community?

ATTENDEE C

Is there a reason we don't have public comments? Will there be a public in person open house/forum? Will you publishing how many online attendees? Thank You.

ATTENDEE D

If there is limited parking for the units will this not cause an issue with people parking on the streets? I'm also concerned about an emergency occurring during the school peak hours and emergency services being unable to access. How much of the parking will be underground?

QUESTIONS & COMMENTS

ATTENDEE E

I'm looking to see who the other attendees are but not seeing this. I would like to know if there is a transcript of the meeting? Is there a summary of who the stakeholders were you previously spoke or engaged with? I am certain the neighbourhood is not fully onboard with this development and will be standing their ground.

ATTENDEE F

Does the 23% space include both buildings and the parking lot? Despite all the sustainability practices; can you describe how the wildlife movement would be enhanced with further development? Can you explain the necessity to request rezoning for the land, rather than operate within its current constraints? Some feedback: Perhaps it would be more effective to use a platform with more open dialog or include options in your polls to allow additional discussion on items not included in your presentation.

ATTENDEE G

Does the 23% coverage include the parking lot? With regard to the rezoning, could you please clarify or inform us about the area that would be rezoned? For example; would it be rezoned all the way east to the 67th street bridge to allow more residential along 45th? Or just the area around Gateway? What is the timeline for rezoning? Fall 2022? Sooner? Are there opportunities to provide feedback about this to the City of Red Deer?

ATTENDEE H

How much did you pay for the property and how much do you expect to make? I mean, what is the fair market value?

QUESTIONS & COMMENTS

ATTENDEE I

Does Senior mean 55+? 65+? If underground parking is provided could this reduce surface parking seen in the plans?

ATTENDEE J

Are there opportunities for firms to also get involved in the design stages?

ATTENDEE K

Does the 23% coverage include the parking or is that in addition to the 23%? It would be a detraction to the current community. What about security of the pond for the Gateway students? Traffic flow should not be from the south for the building, but from the north to segregate the senior house from the community. Why do we need to build another senior complex? Already numerous in the city with large number of vacancies. What are the proposed engineered expectations for road variance on 45 in the residential area. Are they looking to widen the road? What about tree replacement if they do?

ATTENDEE L

None of those amenities would benefit Waskasoo because all assume creation of a project whose overall effect on the neighborhood would be disruptive. Given the very close proximity of buildings and people to the supposed wildlife corridors it seems extremely unrealistic to imagine that wildlife would in fact feel safe to enter those areas. All of the effects concern and trouble me. Asking us to rank a list of several objectionable effects is less than honest. The overall effect of the proposed development would be negative. Why are the comments and concerns of the others in attendance not shared with us? This is not an open house it is a closed house in which there is no two-way communication and no communication between those in attendance. It is not intended to improve communication but rather only to serve as a one-way channel to evade the real issues.

QUESTIONS & COMMENTS

ATTENDEE M

A cafe would be lovely!

ATTENDEE N

What do you foresee as the lifespan for these buildings? I am in my early 30s. Would I be able to live in this building in 40 or 50 years? The house that I own here in Waskasoo was built in 1947 and I value buildings that are built to last.

ATTENDEE O

You mention 77% open space. What percentage of that is placed? How much is actually usable for wildlife?

ATTENDEE P

I am concerned about the boundary between the school and development. Is a fence planned especially since you will have a pond?

ATTENDEE Q

I think 45 feet is very close to the sidewalk for such a large building on the south side.

ATTENDEE R

When the city tried bike trails it pushed the road accessibility to the breaking point. During busy times it was impossible for emergency vehicles to make it in or out of the neighbourhood. Now that it is back to normal 55th St can technically sustain access to Waskasoo. If a few dozen more suites were added what would be done to increase road accessibility to ensure it was adequate in times of emergency? Thank you for the info and engagement.

QUESTIONS & COMMENTS

ATTENDEE S

That cannot be a serious proposal, has anyone from your office been in Waskasoo? A 4-story and 3 story atrocity taking away from one of Red Deer's beautiful green space! Please rethink destroying one of Red Deer's beautiful areas so you can make a quick dollar on a low quality senior complex that you will flip into a condo as soon as there's any trouble.

ATTENDEE T

Thanks for the opportunity to be a part of the information session this evening. A neighbour told me beforehand that he was both mad and disappointed with the session and I must say that I agree totally! It was never mentioned as to what age of senior you are targeting. There is a huge difference between a 50 - 65 year old and a 80 plus senior. The younger seniors are very active which means a definite increase in traffic! The nearest bus stop is located way out on 55 street! I can't imagine a number of seniors carrying their groceries home from 55th street. More taxis and handi busses! The traffic congestion is very real and dangerous! This sensitive topic was glossed over. It's quite obvious that none of you have to navigate this traffic as 45 Avenue was never meant to handle this volume of traffic. The amenities that were proposed sound wonderful. Maybe East Lincoln personnel need to walk around our fine neighborhood and see that we already have everything you are proposing! Not too many neighborhoods could boast this! It's definitely not a "selling" feature for us in Waskasoo. Architecturally, the proposed development is like two big boxes! Truly, there is nothing appealing about this structure. I would think that you would know that Waskasoo is a historic neighborhood. If you are trying to enhance our neighborhood, build something architecturally appealing that fits into our historic neighborhood. In short, it's ugly but the landscaping has some appeal. I truly feel that we are being "railroaded" into this development. Hopefully the powers that be will acknowledge all of the hard work that we did in developing the Waskasoo Area Redevelopment Plan.

QUESTIONS & COMMENTS



ATTENDEE U

I would prefer not to have a building.



ATTENDEE V

Has the city given basic approval to the development? Or must the area be rezoned first?

CONSOLIDATION OF ANSWERS

01 **THE FORUM**

These webinars were information sessions to provide the Community preliminary information about East Lincoln's intentions regarding its land. Members of the public will have an opportunity to voice their opinions to the City of Red Deer during the public review portion of the rezoning process. There is a wide spectrum of perspectives regarding the development, therefore we kept the chat private to allow for anonymous questions and comments to be submitted. It can be distracting to have an open chat during the webinar and can slow progress of the presentation. This format afforded attendees the opportunity to ask questions and provide feedback. In addition, the opportunity for private consultation was offered. A transcript of the webinar is not available.

02 **POLL RESULTS**

Poll results are provided within this document. Options for the polls were generated from the feedback received during preliminary community engagement. Attendees that did not resonate with any of the poll options were encouraged to leave alternate suggestions in the chat box. No alternate suggestions were provided.

03 **ATTENDEE STATISTICS**

Attendee statistics are provided within this document. Names of attendees are not provided for privacy purposes.

04 **PRELIMINARY STAKEHOLDER ENGAGEMENT**

Stakeholder engagement included the Kerry Wood Nature Center, Parkland Community Living, Red Deer Public Schoolboard and the Gateway Christian School. Engagement also included the City of Red Deer departments of Emergency Services, Engineering Services, Parks and Open Spaces, Inspections and Licensing, City Growth and Planning as well as Electric, Light and Power. Additionally, nine individual meetings with community members were held. The names of these individuals will not be shared for privacy purposes.

CONSOLIDATION OF ANSWERS

- 05 DEVELOPMENT COVERAGE**
The 23% coverage is as per the calculations required for standard bylaw considerations. The 23% refers to the buildings only, the parking lot is considered part of the open space.
- 06 WILDLIFE**
There is an existing wildlife corridor along 45th Avenue (that is a Municipal Reserve and not part of this property). The presentation illustrated that the proposed development could be further setback to, in essence, extend the width of the wildlife corridor. It was discussed that the north part of the site is where naturalization could be particularly highlighted. These are just some of the areas where wildlife could better integrate within the site. The presentation also contemplated paths through the development with enhanced naturalized areas as well as a preference to remove all fencing - except where required for safety reasons at the behest of the school, such as on the south and the east to west border.
- 07 DESIGN**
As noted in the presentation, the building images provided were massing models only. These visuals were provided to assist in seeing the potential of a development under R3 zoning. They did not show any building materials or envelope articulation at this preliminary stage. These images should not be confused with final or concept drawings. The landscaping was also shown in a similar state, and will be enhanced beyond what was shown. Scaled drawings will not be provided.
- 08 LAYOUT**
The building proposed on the south side of the property is setback more than the bylaw requires. It has been held back so as not interfere with the drip edge of the existing mature trees along 59th Street. Upon further design input, East Lincoln is willing to contemplate moving this building further north and making adjustments for an increased setback from 59th Street.

CONSOLIDATION OF ANSWERS

- 09 **REZONING**
The current zoning under "PS" with respect to senior housing, would only allow for an "assisted living facility". Rezoning is being sought after as East Lincoln Properties does not intend to operate that type of facility. Rezoning will only apply to Lot 2, Block 1, Plan: 152 2489; rezoning would not apply north to 67th. We anticipate applying for rezoning within Summer 2022. No formal application has been made at this time.
- 10 **ACCESS**
Points of access to the development are under review. Red Deer Emergency Services recognizes the benefits of a dual access layout, however, further consultation and evaluation with the City is required.
- 11 **BUILDING LIFESPAN**
A typical lifespan for this type of facility is a range of 60 - 80 years.
- 12 **STUDENT SAFETY**
The pond is meant to be primarily a dry pond and used for water retention during heavy rain fall. However, student safety is paramount and all precautions must be taken; feedback from the School regarding the pond and fencing will weigh significantly in its consideration.
- 13 **TARGET DEMOGRAPHIC**
The development is intended for the 55+ demographic. Seniors housing is one of the highest demand housing types in the country, including Alberta, with minimal vacancies. This demographic generally does not require as much parking, has a more spread out traffic pattern and is usually not involved in school drop off or pick up.

CONSOLIDATION OF ANSWERS

- 14 **PARKING**
The phase one building is under consideration to include underground parking (approximately 50 stalls) which would require minimal surface parking. The surface parking shown in the presentation represents parking for both phases.
- 15 **FINANCIAL INFORMATION & PROFESSIONAL SERVICES**
East Lincoln Properties is a private company and financial information will not be shared. Professional services will be contracted by East Lincoln Properties; any businesses interested in providing services related to the project can contact info@eastlincolnproperties.com.
- 16 **EMERGENCY SERVICES**
East Lincoln Properties consulted with Emergency Services regarding emergency response during peak traffic hours, specifically in this area. It was noted to us that there are many areas of congestion in the City. Congestion in these areas can slow down response but once lights and sirens are running, vehicles quickly clear the way. There are currently no requirements in the building codes that put additional stipulations for emergency access when building near a school zone. Emergency Services noted that would come from recommendations from engineering during the development permit process and may involve a traffic study. No concerns were expressed regarding the ability to safely respond.
- 17 **TRAFFIC**
The City will evaluate the development, its traffic impact and subsequently, what measurements may be reasonably necessary. It is recognized that this is a key, pre-existing issue within the neighborhood and acknowledge the congestion that occurs during peak school times. East Lincoln Properties and its engineering consultants will engage and cooperate with the City in its investigations and outcomes for practical solutions. Please also refer to the section on "Target Demographic".

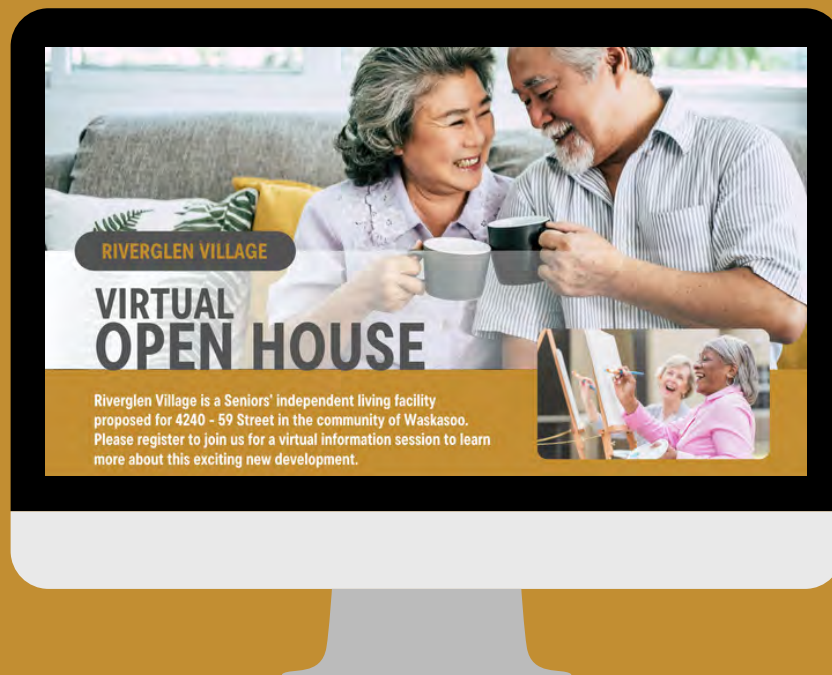
ATTENDEE STATISTICS

REGISTRANTS AND ATTENDEES

Post card invitations were mailed to 256 residences, which included all residences within the Waskasoo community as well as those in the surrounding postal code.

- ✓ **MAY 24, 2022 WEBINAR**
There were 19 registrants and 19 attendees.

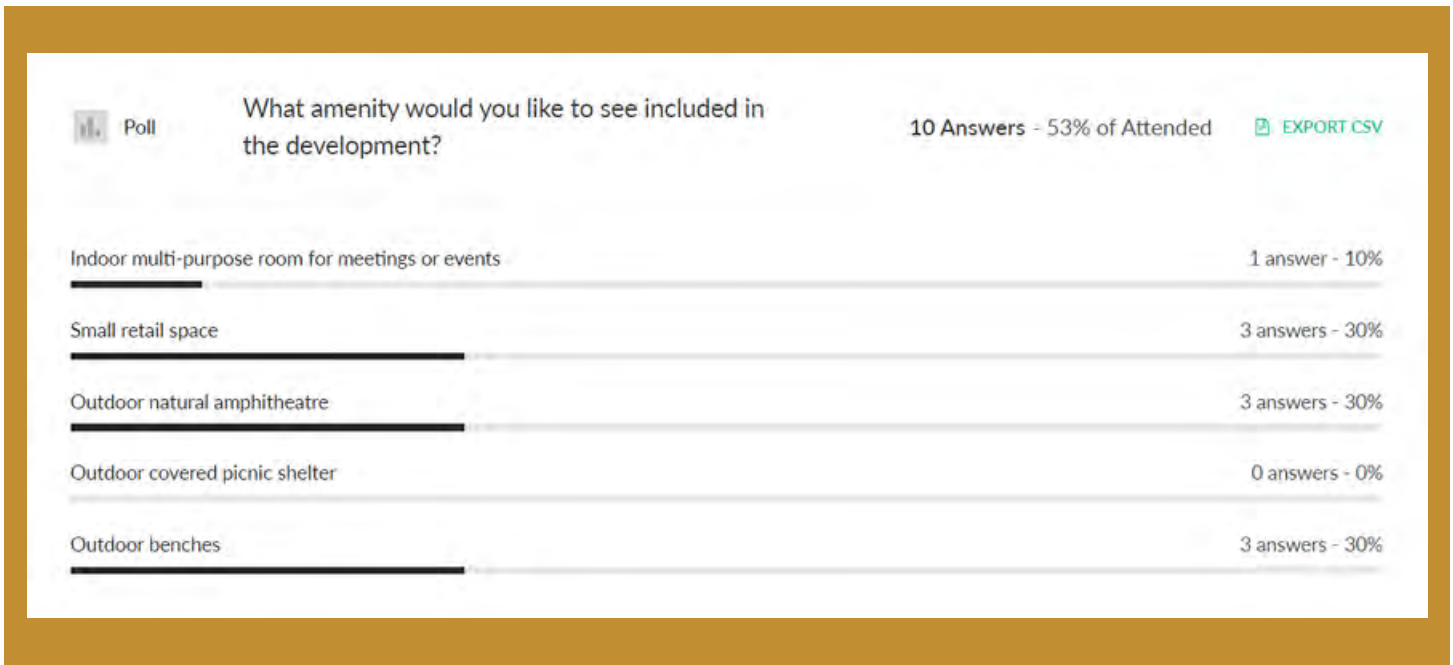
- ✓ **MAY 25, 2022 WEBINAR**
There were 24 registrants and 17 attendees.



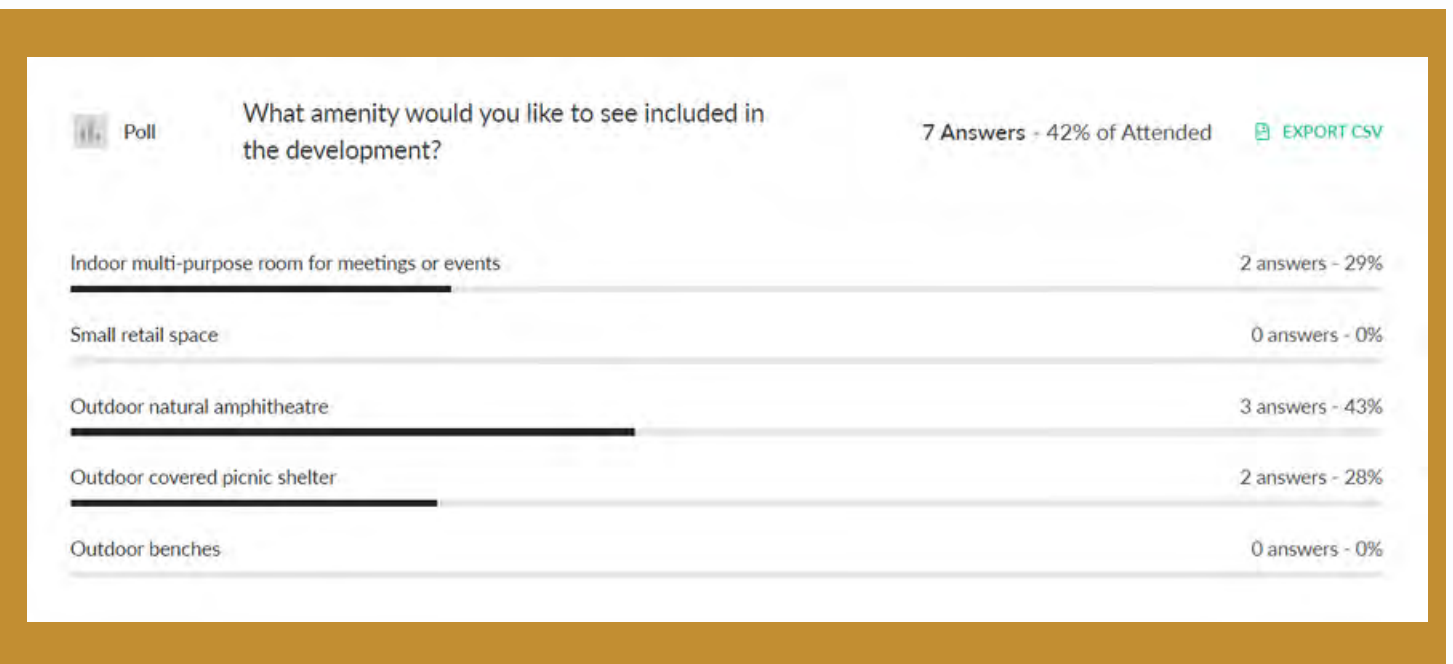
POLL RESULTS



MAY 24 WEBINAR



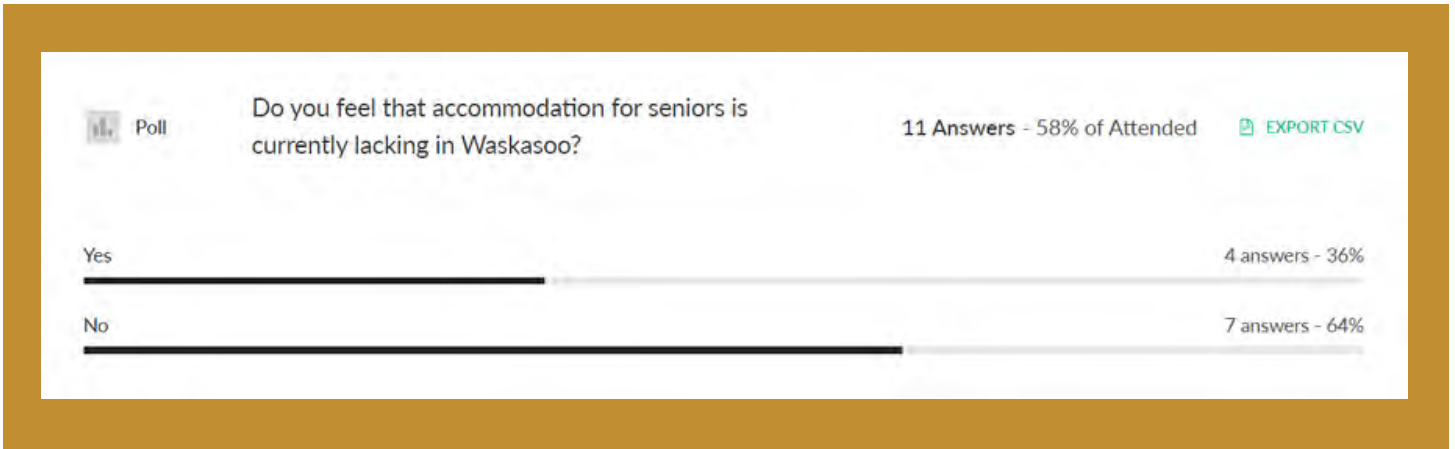
MAY 25 WEBINAR



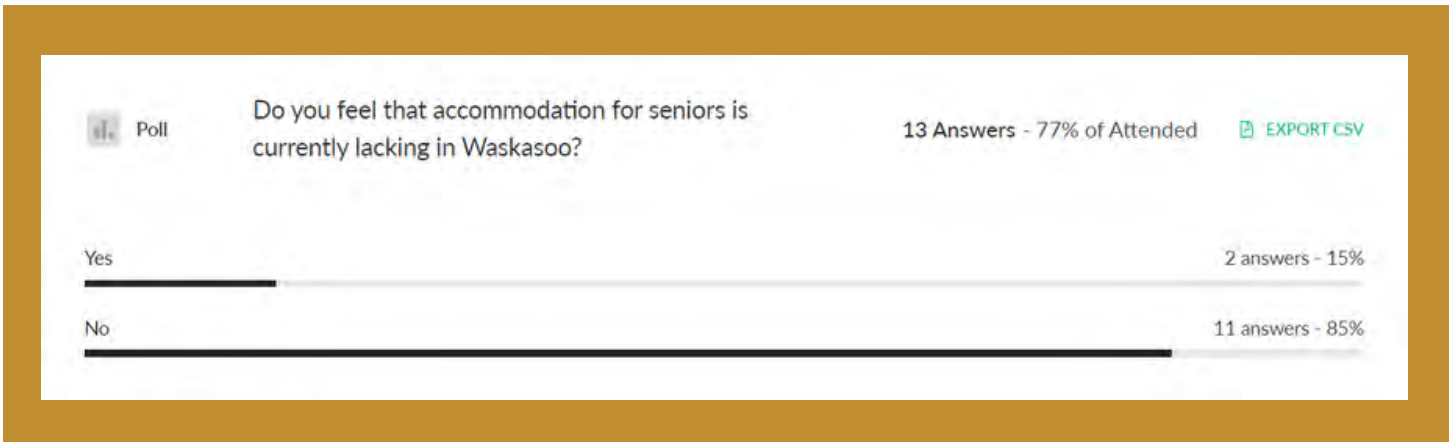
POLL RESULTS



MAY 24 WEBINAR



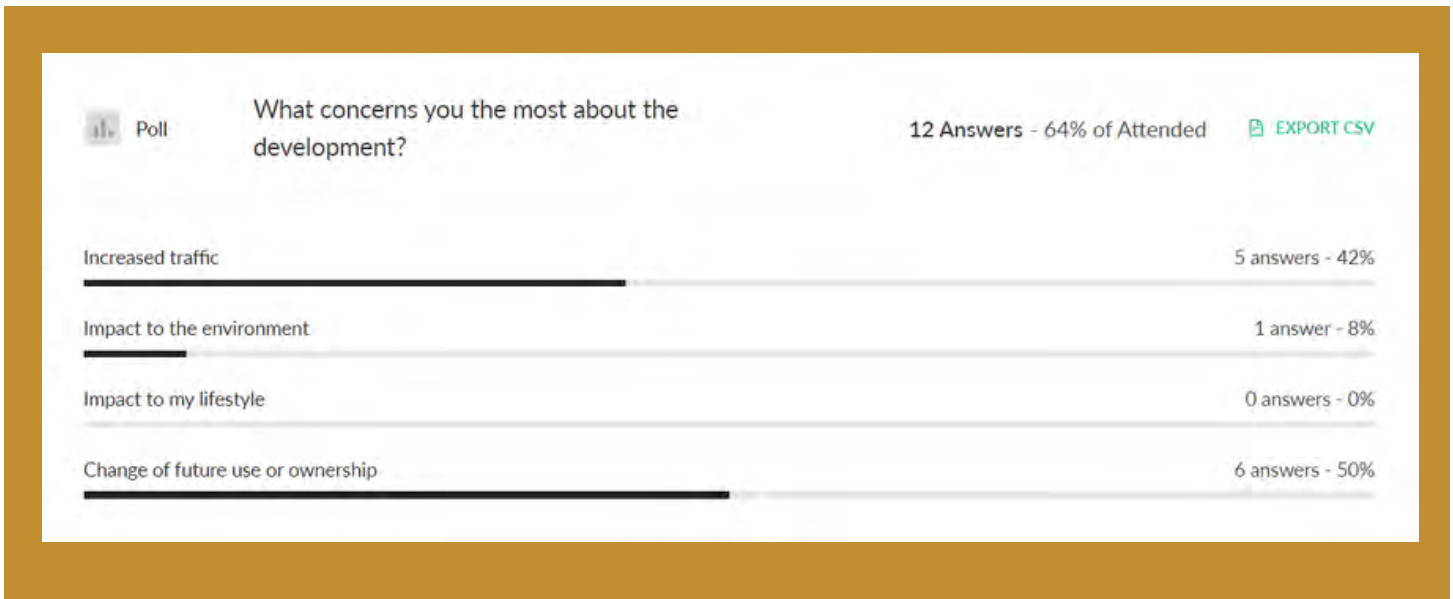
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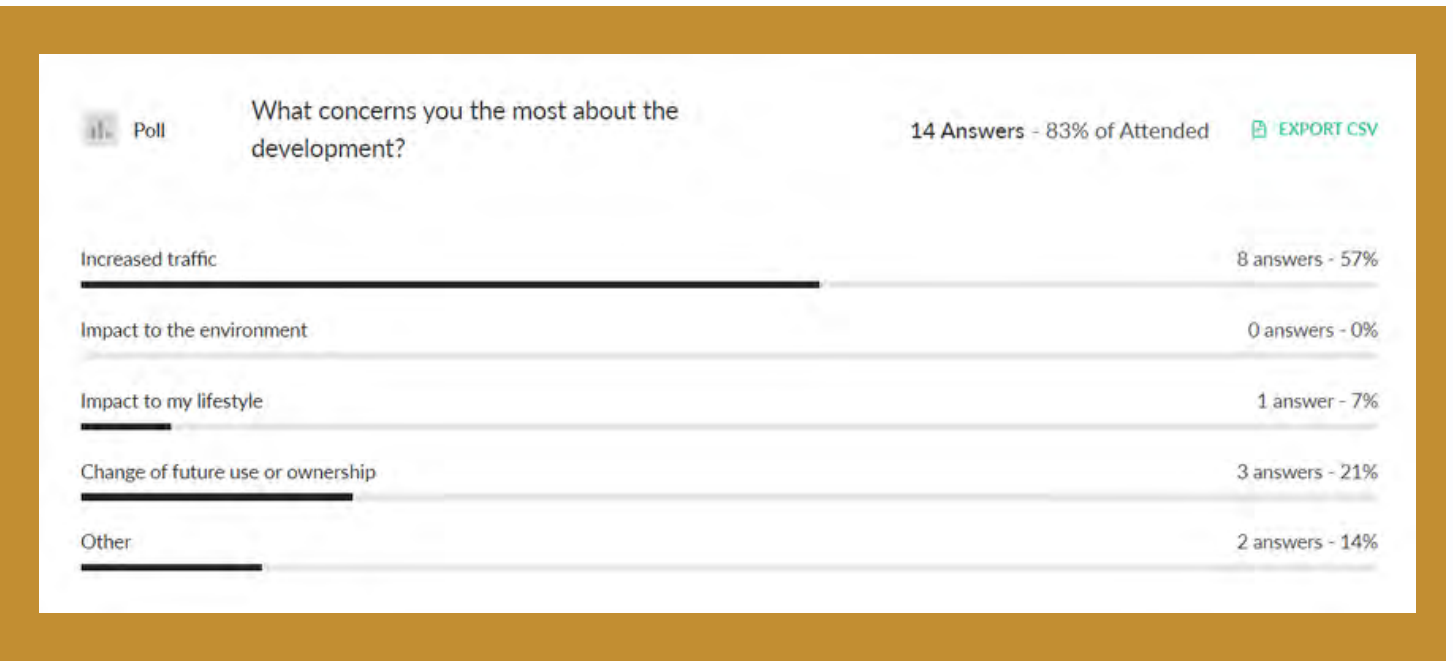
POLL RESULTS



MAY 24 WEBINAR



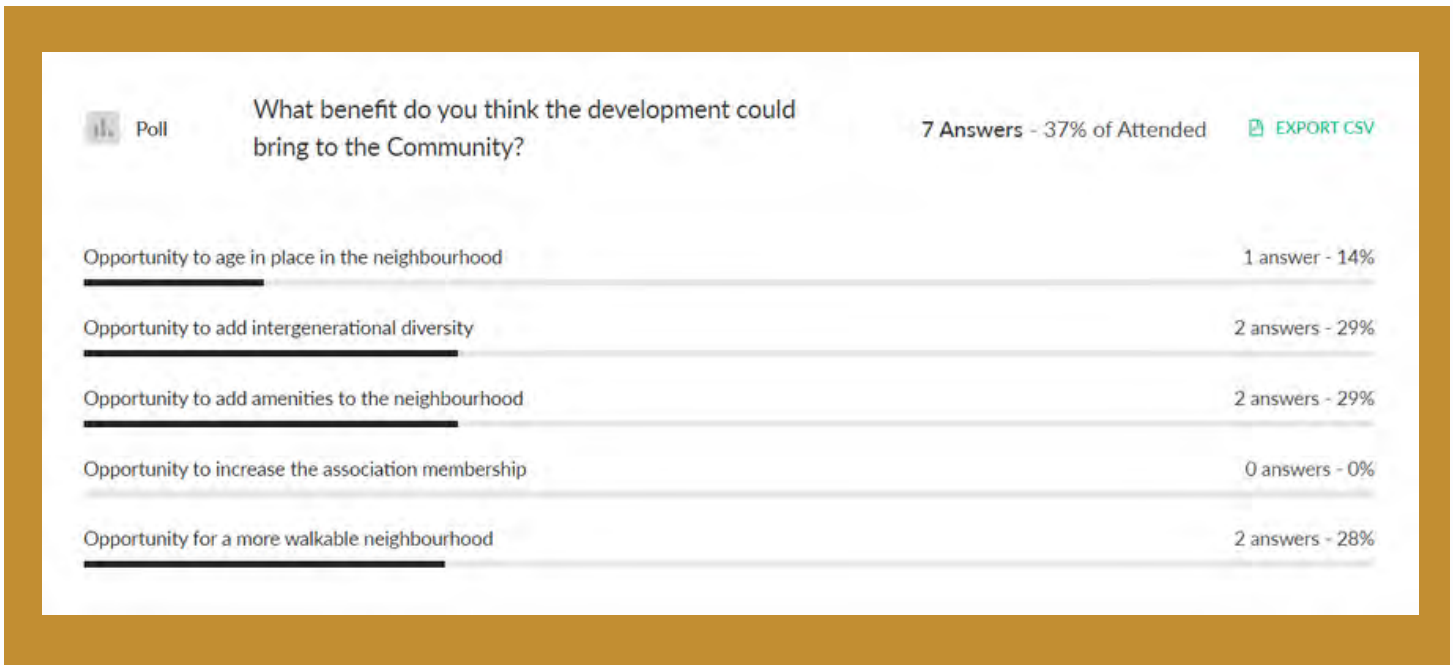
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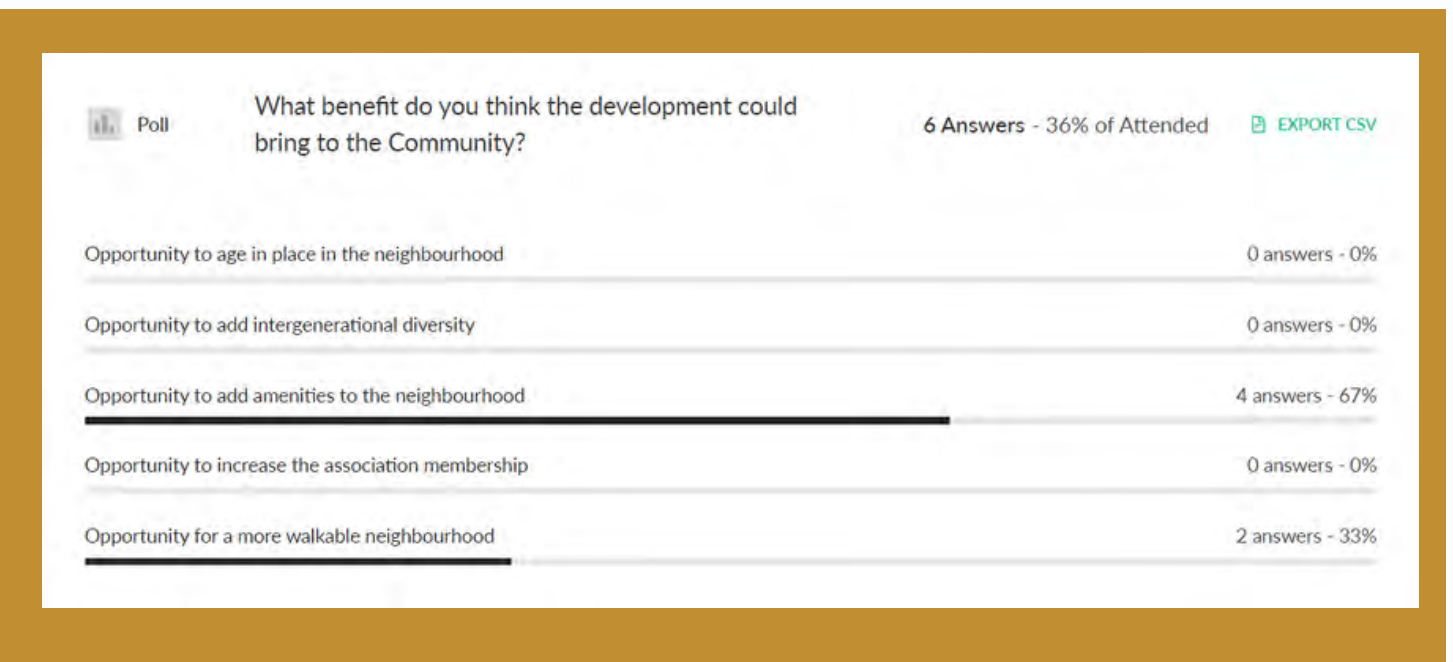
POLL RESULTS



MAY 24 WEBINAR



MAY 25 WEBINAR





THANK YOU!

Thank you for participating in the Riverglen Village Information Sessions. If you would like to share any further feedback, please contact our team at the email listed below.

INFO@EASTLINCOLNPROPERTIES.COM





STAKEHOLDER MEETINGS



STAKEHOLDER MEETINGS

Kerry Wood Nature Centre, Waskasoo Environmental Education Society & Historic Fort Normandeau

May 3, 2022

Attendee from Stakeholder: **Todd Nivens**

Development Impact to Wildlife & Environment

Feedback Received:

Any development should mitigate impact on the sanctuary, river valley and riverbank, and the wild lands to the north. The river bank and the tree lines have one of the only chipmunk species in Central Alberta so tree retention for chipmunk habitat needs to be maintained. The school field as a permeable surface, so it is trapping pollutants. When that area is developed, it will convert to a non-permeable surface so put consideration toward how to mitigate that - and underground parking and a bioswale is a good option. The existing tree line is providing a safe line of path for song birds from preying osprey and falcons. The songbirds move from tree to tree instead of through open path to avoid being prey to predatory birds. The building should be setback far enough to ensure there are no additional stressors on the riverbank and erosion points. Some of the high speed river areas are having to be armoured, which is good for erosion but bad for some wildlife like moose and deer. It takes away from vegetation growing on it but also makes it harder for the ungulates to walk on it. Try to find a balance between needing to secure the property and not funneling wildlife into specific paths so there are higher interactions between ungulates and traffic in the road. Fencing can especially be a problem and prefer it be left open for wildlife to wander. Consider how to help wildlife meld with the development, such as dark sky lighting. You can light the facility without unnecessary lighting spillover. Light can create a barrier to a nocturnal animal just like fencing can create a barrier to an ungulate. The other issue is invasive species, the big culprit is thistle and a few others. If you are doing communal plantings, communal or individual tenant gardens, we can help and educate on what plants are native to the area and what plants to stay away from, how to create low watering plantings. A well developed seniors home is better than a row of single family houses as that would be a bigger impact to the environment. I would not want to see parking or parking lots facing 45 Avenue, hidden is better.



STAKEHOLDER MEETINGS

Red Deer Emergency Services

May 10, 2022

Attendee from Stakeholder (Fire Response): **Barry Wulff**

Emergency Response during Traffic Congestion in Waskasoo

Question posed:

East Lincoln has been having some public engagement sessions with community members in the Waskasoo area. A concern was brought forward that it would be irresponsible to build a seniors facility next to Gateway Christian School, because during high traffic congestion at peak school periods an ambulance could not get through. Could you share your perspective on that concern?

Response:

There are areas of congestions, similar to what we see at other schools and churches.

Congestion in these areas can slow down response but once lights and sirens are running, vehicles clear the way pretty quickly. We have relocated a hall close to that area. There is nothing in the building codes that would put additional restrictions for emergency access for developers building near a school zone. That would come from recommendations from engineering during the development permit process and they may ask you for a traffic study.

They will be looking at the minimum standards for roads. But from a fire response, we will get through once the sirens are running, so no real concerns from that perspective.

These notes reflect the interpretation of the interviewer.





STAKEHOLDER MEETINGS

Parkland Community Living

July 18, 2022

Attendee from Stakeholder: **Dan Verstraete**

Discussion Points:

Development Concerns

- no immediate concerns
- noted Community will likely be in opposition as Parkland experienced in their own application for expansion

Other

- some people use the Parkland greenspace for parking
 - not adverse to public using the Parkland space as long as it does not impede staff parking

These notes reflect the interpretation of the interviewer.



STAKEHOLDER MEETINGS

Red Deer Public School District & Gateway Christian School

July 31, 2022

Attendees from Stakeholder:

- Colin Cairney
- Chad Erickson
- Geanette Lehman
- Peter Farmakis
- Chad Erickson

Discussion Points:

Student Safety

- prefer fencing around the site and physical barrier between properties
- potential bio swale/storm pond needs further review

Other

- concerned residents or visitors may park in Gateway School parking lot
- toboggan hill will be levelled
- concerned residents may complain about playground noise

Utility Services

- gas line that services school is already in planning stage to be realigned
- Supernet that services school will also need to be realigned

These notes reflect the interpretation of the interviewer.



SUPPLEMENTAL INFORMATION



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

Attendees

<p>City of Red Deer</p> <p>Beth McLachlan Carly Cowles Debbie Hill Erin Stuart Gail Wiens Orlando Toews Paul Holmes Tristian Johnson Ward Yurystowski Shane Dussualt</p>	<p>Inspections & Licensing, Senior Development Officer Engineering, Development Coordinator Inspections & Licensing, Development Officer Inspections & Licensing, Manager Parks, Parks & Open Space Designer City Growth and Planning, Senior Planner Inspections & Licensing, Safety Codes Officer Electric, Light & Power, Designer Engineering, Environment & Utilities Engineer Emergency Services, Assistant Fire Marshall</p>
<p>Developer/Applicant</p> <p>Tanya Kure Ben Meyer Cory Leniuk</p>	<p>East Lincoln Properties, Director of Property Developments East Lincoln Properties JMAA, Lead Architect</p>

Introductions

Riverglen Village Project

- The proposed development is for a three-story hybrid assisted living facility on the south side of property with a four-story building on the west (river) side, consisting of 122 units and a daycare space.
- Currently there is a shared access to the site with the school on the north side;



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

this will have to be addressed moving forward.

- Surface parking is proposed underground and behind the 4-story building which would provide a visual buffer for other residential properties.
- Plans are to retain as much of the current vegetation on the site as possible.
- Including uses for the community along the trail side, be it seating, planters or similar.
- Hybrid assisted living facility similar to how the Three Robins facility operates. Mainly independent living with the opportunity for additional services.

City Department Comments

Inspections & Licensing

- Previous other developments to the north have had discussions about fencing. There has been concerns brought forward regarding the movement of wildlife through the area. Keep this in mind when considering fencing on the site.
- In relation to the assisted living component and current definition under the City's land use bylaw is, in part, people who are dealing with chronic or declining conditions.
- The proposal does not sound like it would fit under the assisted living category. The letter of intent will have to outline exactly what services will be provided and what the model looks like.
- **ACTION ITEM re: Provide clarification on expectations for an assisted living facility.**
- PS Zoning– setbacks and maximum height are not defined under the land use



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

bylaw. The main concern will be compatibility in the neighbourhood.

- Waskasoo ARP – Section 5.6 contains recommended design elements:
 - 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.
 - The siting of the building along 45 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 this recommendation is not met.
- Waskasoo ARP Section 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.
 - It is the Development Officer's opinion that this is not met.
 - Inappropriate massing and height – 3 storey should be maximum
 - There are a minimal number of 2 storey existing developments in the area, new development within 1-2 storeys of existing development would be 3.
 - Inappropriate form – there are no other large scale buildings in the neighbourhood.
 - Loss of landscaping features and closing the site to the west trail and river.
- Suggest that the developer meet with Community Association early in the project so they have the opportunity to review and provide feedback. Even if a final plan



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

is not in place, this meeting should take place early to build repour with the Community Association.

Planning

- Waskasoo ARP will be a guiding document for the development.
- Waskasoo redevelopment plan proposes this area as PS.
- MR parcel is located on the west side – a crossing agreement would be required.

Engineering

- Either proposed access would be acceptable, however, joint access with the north is preferable.
- Parking as provided at 1 to 1 ratio is acceptable.
- A TIA may be required depending on what the intended use will be, residential apartment or assisted living facility.
- More information on what they have in mind for the two CRU's. Assisted Living facilities generate very low traffic volumes as do the daycares. I see the CRU's as being mainly utilized by residents and with no drive through should generate minimal traffic. The trip generation for a coffee shop of this size is pretty high, 235 vehicles in the peak hour. This will be limited here due to parking constraints and no direct access and lack of surface parking in the rear. If a CRU can be demonstrated to be focused on the neighbourhood and the residents of the new facility then I think it could be demonstrated that the normal traffic generation would not apply.
- Shallow utilities – suggest the developer get in contact with providers early in the process; upgrades to provide level of service may be required for the new build
- There are outstanding off-site levies on the property. **ACTION ITEM RE:**



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

Engineering to provide off-site levy amount.

- There is an MR space that is overlapped by the ROW. A significant waterline runs in that area so any landscaping will need to be addressed to not adversely affect this line.
- Water and sewer would be off the south side of the property.
- Small water line runs on the east side of the south building.
- ROW also on the east side; no building encroachments would be approved in that area.
- Sidewalk connectivity to adjacent pathway off 45th.

Parks

- Design guidelines and contract specifications – pay careful attention to these documents going forward.
- Tree protection to the drip line is required at a minimum.
- The drip line also applies to all excavation on the site.
- If trees need to be removed, Parks must be consulted, and a replacement evaluation will need to be done.
- Has there been a discussion with the school regarding the need for a fence along the east side?
- Connectivity to the pathway is appreciated.

Public Works

- Try to minimize any impact on the roadways and keep excavation all in one area if



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

possible.

Safety Codes

- No concerns with the proposal
- Placement of fire hydrants and principal entry to be addressed.

Emergency Services

- Fire department access coming into internal parking area would be preferred.
- Placement of a hydrant in this location would be beneficial.

Electric, Light and Power

- The existing feed to the school goes under the western building. The feed will need to be reconfigured/relocated through the site.
- The rerouting will need to be determined prior to any excavation takes place.
- Utility right-of-way easements will be required.
- Contact Bell as the Supernet connection to the school goes through this alignment as well.
- South access road appears to be the best location for relocation and new power service on the site.
- Each building will require a separate transformer.
- Shaw, Telus and Bell will all need to be consulted regarding requirements.
- Ensure no conflicts with the overhead power lines.



Pre-Development Meeting RE: Riverglen Village

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Final Comments

- Going forward INL will be the one point of contact and will coordinate questions/queries with other departments regarding the development permit process.

ACTION ITEMS

- **ACTION – provide clarity to the definition of assisted living (INL)**

See additional attached pages

- **ACTION – off site levy cost (Engineering)**

Calculated Area - 16824.7m² (1.68ha)

Water - \$1215.00/ha = \$2,041.20

Sanitary - \$4255.00/ha = \$7,148.40

Storm - \$3118.00/ha = \$5,238.24

Total =14,427.84

The Development Agreement Manual outlines the Obligations of the Developer relating to off-sites.

<https://www.reddeer.ca/media/reddeerca/city-services/engineering/publications/Development-Agreement.pdf>

Notwithstanding Clause 3.4.1, the Developer may defer part of the Off-site Levy payment as follows:

- I. The Developer may elect to pay 25% of the Off-site Levy on execution of this Agreement, and the remaining 75% before the expiry of one year from the date of this Agreement. Where the deferred payment option is chosen, the Developer agrees to pay interest on the outstanding balance at the current Alberta Capital Finance Authority (ACFA) 3 year rate plus 0.50%.

Proposal from Developer

Hybrid assisted living facility, similar to how the Three Robins facility operates. Mainly independent living with the opportunity for hiring of additional services. 1:1 ratio of parking.

City Comments

Definition under the 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.

As proposed, the project as described by JMAA and East Lincoln Properties, does not comply with the definition or intent of an Assisted Living Facility.

Three Robins was approved as a hybrid model because the zoning of the property is R3 – high density residential, which not only allows an assisted living facility but also a multiple family building. The zoning allows discretion on a hybrid building.

The proposed site is zoned PS, where only an assisted living facility is an allowable use. There is less discretion on a hybrid model. The development must comply with the definition and intent. There could be a variety of suites from independent living to assisted living, short term care and respite care. The majority of suites in each building (51%) must be assisted living suites (requiring 24 hour services and care).

The facility would provide, including but not limited to:

- Regular and onsite services to the residents, such as meals, housekeeping, medical assistance.
- Onsite health services.
- Communal kitchen and dining room(s).
- 24 hour staffing.
- Onsite amenities for communal social and recreation activities, multi-purpose rooms, exercise rooms, hair salon, etc.
- Shuttle services.
- Administrative offices for the operation of the facility.

Examples of Assisted Living Facilities

- Bridges Community Living – Lodge Housing
- Point West Living
- Revera Aspen Ridge & Inglewood



EAST LINCOLN
PROPERTIES

THANK YOU

www.eastlincolnproperties.com
403 342 8768