

SILVERWAVE LIFESTYLE MANAGEMENT LIMITED

1208 – 156th Street, Edmonton, Alberta T6R 0R6

July 14, 2026

St. Alberta Subdivision and Development Appeal Board

c/o St. Albert City Office

Re: St. Albert Inn and Suites Appeal of Development Permit Refusal for a Change of Use to Apartments

I was asked to provide comments regarding the need for balconies on Seniors Apartments based on my experiences over my 35 year career (Bio attached) in Seniors Housing, with my recent operations management at Harmony at Rutherford (Edmonton), Seniors Apartments, and Festival Pointe (Sherwood Park), Seniors Apartments, and current business (Suitebird) where I assist seniors navigate seniors housing properties to find the best property to suit their lifestyle. **In regard to senior apartments requiring private balconies:**

1. Chris Laing – I have known Chris Laing, Architect for this project under consideration, for over 25 years and during my 30 years at Shepherd's Care. Chris was the principal architect for all Sheppard's Care new buildings and renovations for continuing care, senior's apartments and two large active adult condo towers.

2. Education – Several years ago I completed a Certified Age in Place Specialist program (CAPS) through the NAHB in the USA that I used to develop two 15 story, active senior condos in Millwood's and Century Park in Edmonton with Shepherd's Care. One of the key learnings from the CAPS program is the critical importance of barrier free design throughout including front entrances, showers and entry onto balconies. The large thresholds of most balconies can be a major source of falls for seniors as they age in place.

3. Experiences at Shepherd's Care – As noted above, I built two large active adult condo towers in Millwood's and Century Park. In Millwood's, we intentionally developed a roof top garden for the condo towers for the resident's use. For the one bedroom/den condos we intentionally omitted balconies. These condos sold and rented quickly, and I continually hear from residents of these suites that they appreciate the unobstructed view they get from the suite without the balcony. I also recently heard from the long serving Condo Board Chair that the number of residents that are enjoying the rooftop garden is increasing each year.

I also know that residents who do have a balcony quite often complain about the lack of sight line from their suite, increased winds and that they seldom use their balcony. It has been very common over the years to hear from residents and families that the balcony is never used.

4. Experiences with Suitebird – with all the Clients I have assisted at Suitebird, we ask the senior to list their preferences for their new community. Balconies are never mentioned but location, amenities in the building and full kitchens are always "top of list". www.suitebird.ca

5. Experiences with Harmony at Rutherford and Festival Pointe - One of the regular processes I help with are annual Resident Satisfaction Surveys for the Owners. When I ask

for the “best things” about living in their community and the “areas that could be improved” residents continually comment about their full kitchens, washers and dryers, beautifully appointed suites, the great amenity spaces and the “community neighbourly feeling” provided by group activities in the building. I have never had “balcony” listed as a great feature of their apartment in any of the surveys recently completed.

At Harmony, I lived in an apartment in the building during my regular visits. My observations are that I can only recall seeing residents on their balcony a couple of times over 16 months. I do know that many residents enjoy the communal patio on the 4th floor regularly and beautiful flower garden maintained by the Gardening club. The same is true at Festival Pointe where a very active Garden Committee enjoys the top floor patio garden much more than an individual balcony.

Bottom Line – *In my experiences, a balcony is definitely not a major reason to move into a seniors active living community – BUT - the suite, the amenities (including an outdoor patio or garden), the staff, the activities and your neighbours are always a much more important reason to live and enjoy the community.*

Sincerely,

John Pray

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