

July 14, 2026

Mr. Rod Osborne from Morada Developments engaged Terry Collier Associates to provide a response to the City of St. Albert's Planning Department request for balconies to be constructed at a property located at 156 St. Albert Trail, St. Albert AB.

For the past four decades Terry Collier and Associates has provided Senior's consulting services to developers who develop/construct and manager seniors properties. Our consulting services address the complete spectrum of seniors housing design, operations and programing. I am a retired professor whose primary research focused on geriatric consumer behavior. We have been the primary geriatric consultant for over 50 buildings exceeding 1 billion dollars of value.

Since 1990 we have been monitoring the use of private balconies for senior's lifestyle properties. Properties that offer 24-hour on-site staffing and prescribed meals typically do not have balconies. The Alberta Government traditionally does not support lodge properties to have balconies. The primary reason is not safety but rather the lack of engagement. We find that in Alberta, seniors who require supportive lifestyle hospitality services use their balconies less than three hours per month.

Alberta Government has defended not constructing balconies in their lodges for two primary reasons:

Safety Concerns – Emergency pull pendants do not operate in any exterior environments. We have also had issues with fall detection software using wi-fi having intermittent coverage issues. There is also security issues to be concerned with access via balconies.

Isolation vs Community Engagement – While having a private outdoor space may seem appealing, it can lead to increased isolation and a decrease in social interactions amount residents.

I strongly suggest that communal outdoor amenity areas, that have adequate security and functionality, to encourage social interactions be implemented instead of traditional private balconies or patios.

Sincerely

Terry Collier, MSc

Please review the following attached article:

[The Hidden Downsides of a Patio or Balcony in Senior Living](#)

Examples of properties that offer supportive seniors services that do not implement balconies:

- 1: Homeland Housing – Northridge Lodge 21 Mont Claire Place St. Albert.
- 2: Greater Edmonton Foundation – Mc Queen Place, 10938, 142 Street, Edmonton
- 3: Greater Edmonton Foundation – Meadowlark Place 8609 - 161 Street, Edmonton
- 4: Churchill Apartments – 10015 103 Avenue NW, Edmonton (Formerly Chartwell Churchill)
- 5: The Gardens at Southfort Bend – 8220 Southfort Drive,
(less than 5% of the suites have balconies)
- 6: Three Robins Foothills Blvd. -1170 Foothills Blvd. Prince George
(This is a brand-new property that opens in December 2026 with 50% of the suites not having balconies)