

**Forest Heights
COLD LAKE, ALBERTA**

AREA STRUCTURE PLAN

Lefebvre Homes Ltd.

June 2007



**CITY OF COLD LAKE
BYLAW #280-LU-07**

A BYLAW OF THE CITY OF COLD LAKE, IN THE PROVINCE OF ALBERTA, TO PROVIDE FOR AN AREA STRUCTURE PLAN IN NW 13-63-2-4.

WHEREAS, it is deemed expedient to provide a framework for subsequent subdivision and development of the land legally described as NW 13-63-2-4, and;

WHEREAS, the Council of the City of Cold Lake has deemed it expedient and proper to describe the sequence of development of NW 13-63-2-4, and;

WHEREAS, it is further deemed expedient to identify land uses generally and with respect to specific parts of NW 13-63-2-4, and;

WHEREAS, it is deemed expedient to identify the density of population proposed for the areas generally in respect of NW 13-63-2-4, and;

WHEREAS, it is deemed expedient to provide a general location of major transportation routes and public utilities in NW 13-63-2-4

THEREFORE, pursuant to the authority of the Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1, Section 663, the Council of the City of Cold Lake, duly assembled, enacts as follows:

That an Area Structure Plan be approved for NW 13-63-2-4 as attached to and forming part of this bylaw as Appendix "A".

1. That this bylaw shall take effect on the date of the final passing thereof.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 13th day of March A.D. 2007, on motion by Councillor Jordan.

**CARRIED
UNANIMOUSLY**

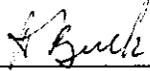
SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 22nd day of May A.D. 2007, on motion by Councillor Jordan as amended.

CARRIED

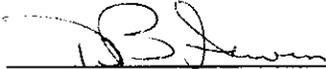
THIRD AND FINAL READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 12th day of June A.D. 2007, on motion by Councillor Kolewaski.

CARRIED

CITY OF COLD LAKE



MAYOR



INTERIM CHIEF ADMINISTRATIVE OFFICER

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Historical Resources Impact Assessment

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1.0 INTRODUCTION

The preparation of the Forest Heights Area Structure Plan (ASP) has been initiated by the current owner, Lefebvre Homes Ltd. The purpose of this ASP is to define the framework for subsequent development and subdivision in accordance to Section 633 of the Municipal Government Act (MGA). The ASP follows the provisions made in the City of Cold Lake's statutory plans specifically the Municipal Development Plan and Land Use Bylaw, as well as various policies as approved by Council.

As required by the Act the ASP describes at minimum:

- the sequence of development proposed for the area;
- the land uses proposed for the area;
- the density of population proposed for the area; and
- the general location of major transportation routes and public utilities.

Moreover, the plan demonstrates its comprehensiveness by addressing additional factors affecting the proper development of the described lands including:

- Compliance to the municipal planning framework including both statutory and non-statutory plans;
- Assessment of the land's suitability for the proposed development with an analysis of environmental, historical and cultural aspects;
- Definition of the development scope;
- Outline of circulation patterns;
- Proposed infrastructure;
- Description of neighbourhood form and design;
- Provision for community services;
- Consideration for adjacent land owner(s) concerns; and
- Municipal Reserve dedication.

2.0 LOCATION

The subject lands are located in the City of Cold Lake. The lands are legally described as NW ¼ Section 13-63-2-4. The plan area includes approximately 64 hectares of land, of

which approximately 20 hectares are already developed and 44 hectares of undeveloped land remaining. The location of the proposed plan area is displayed on Figure 1.

3.0 BACKGROUND

The initial development for the described area was carried out in the early 1980's. The development included the submission to the governing municipality a conceptual land use scheme. However, over 20 years have passed since the approval of the original plan, which only included the definition of a land use pattern, and the current land owners accept the City of Cold Lake's assessment that a comprehensive Area Structure Plan is necessary for future development. Creating a new plan is challenged to integrate the current land use pattern into a new functional community that meets the needs of an ever changing residential market and respects the existing neighbourhood.

4.0 FACTORS INFLUENCING DEVELOPMENT

4.1 Statutory Plans

4.1.1 Municipal Development Plan

The current Municipal Development Plan states in its overall residential land use goals the following:

- *To provide for and design residential neighbourhoods in a manner which the importance of "community" and choice is emphasized.*

The design and plan for the Forest Heights residential community integrates the following objectives as stated in the MDP:

- *To provide a full mix and range of housing types;*
- *To maintain the existing residential visual character by promoting logical housing developments in the existing neighbourhoods and;*
- *To ensure that all existing and proposed residential areas are safe, aesthetically planned, and convenient for all residents.*

The Forest Heights Area Structure Plan achieves these objectives by incorporating the following stated policies into the plan: a variety of housing styles and lot sizes; ensuring an overall housing mix of 75 per cent single family residential and 15 per cent multi-family; development to be staged in a logical and staged manner based on the most efficient use of

existing services and land uses; the development will intensify an already developed area of city that will ensure a more efficient and effective use of municipal services; provide for a well planned community with access to municipal facilities such as schools and parks; and principally provide a framework for which future development will be evaluated according to the submission of this ASP as per the MDP.

4.1.2 Land Use Bylaw

The current Land Use Bylaw (LUB) #149 provides for the various land use designations and development requirements and conditions that shall evaluate all future proposals. Subsequent subdivision and development applications following the submission and approval of the ASP will be carried out and in conformance to the standards established in the LUB.

4.2 Non-Statutory Plans

The preparation of the ASP takes into consideration all relevant non-statutory plans that have been approved by the City of Cold Lake. Such guiding policy documents include various Transportation Plans and the Parks Plan. A discussion of these plans is further elaborated in the relevant sections of this document.

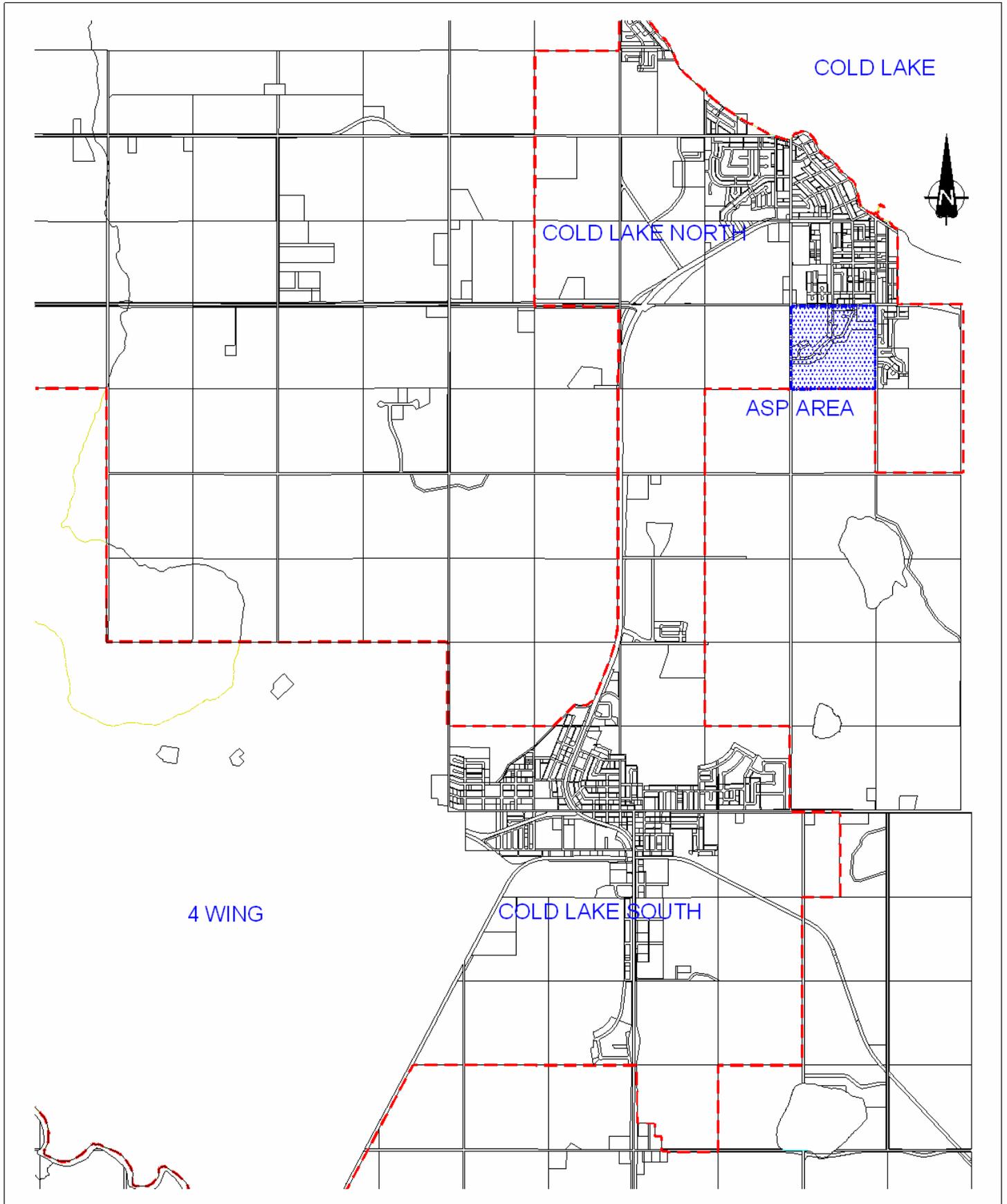


Figure 1 - Location Plan

4.3 Ownership

The current owner of the subject property is Lefebvre Homes Ltd. The Forest Heights Area Structure Plan has been prepared on behalf of the beneficial owner.

4.4 Resource Extraction

The Energy Utilities Board (EUB) has indicated through a Phase 1 Environmental Assessment that no sour gas facilities are present in the vicinity of the proposed development. As such, there are no resource related constraints in the area to restrict development. The full assessment is available and has been provided as a supplementary document.

4.5 Existing Land Use

The subject property is currently in a combination developed and natural state. The existing residential development is zoned R1-A and developed as such, while the north east portion of the property is zoned PS with an existing elementary school on site. The adjacent lands surrounding the quarter to the north and east are low density residential while the remaining lands to the south and west are still undeveloped and zoned as Urban Reserve. There is no land use concept in the MDP defined for the Urban Reserve lands and in fact some lands are in another governing jurisdiction. The proposed residential development will not compromise or be in conflict with the existing land uses.

4.6 Natural Features and Development Suitability

Figure 2 shows a recent air photo of the site and Figure 3 demonstrates several photos of the site. Topography of the subject property is undulating with the highest point in the south-east portion of the property reaching an elevation of 571 metres sloping downward to the center of the property. Low spots are located in the proposed greenbelt, with the lowest spot in the south-west at an elevation of 551 metres as shown in Figure 4. Therefore, the plan attempts to follow the existing drainage patterns on the site by allocating the low lying areas for Municipal Reserve. By retaining these lands as Municipal Reserve allows the developer to maintain natural filtration patterns already present on the site without affecting the ecological processes that already exist. The developer intends to maintain this area of the site in its natural state to enhance the forested character of the community.

The area includes a significant amount of natural vegetation. The undeveloped portions are primarily covered with forest with some parts cleared for accessibility and trails. The

vegetation is reflective of the Central Mixedwood Subregion of Alberta where a variety of coniferous and deciduous tree species are present. This subregion is also home to numerous wildlife that are more characteristic of deciduous forests. The qualities of this site include dry areas to the north-east and poorly drained and swampy soils toward the south-west portions.

The plan has been strategically designed to ensure development occurs on the most suitable lands. As a result, there are no topographic or natural features that will constrain residential development.



Figure 2 - Natural Features



Figure 3 – Site Photos

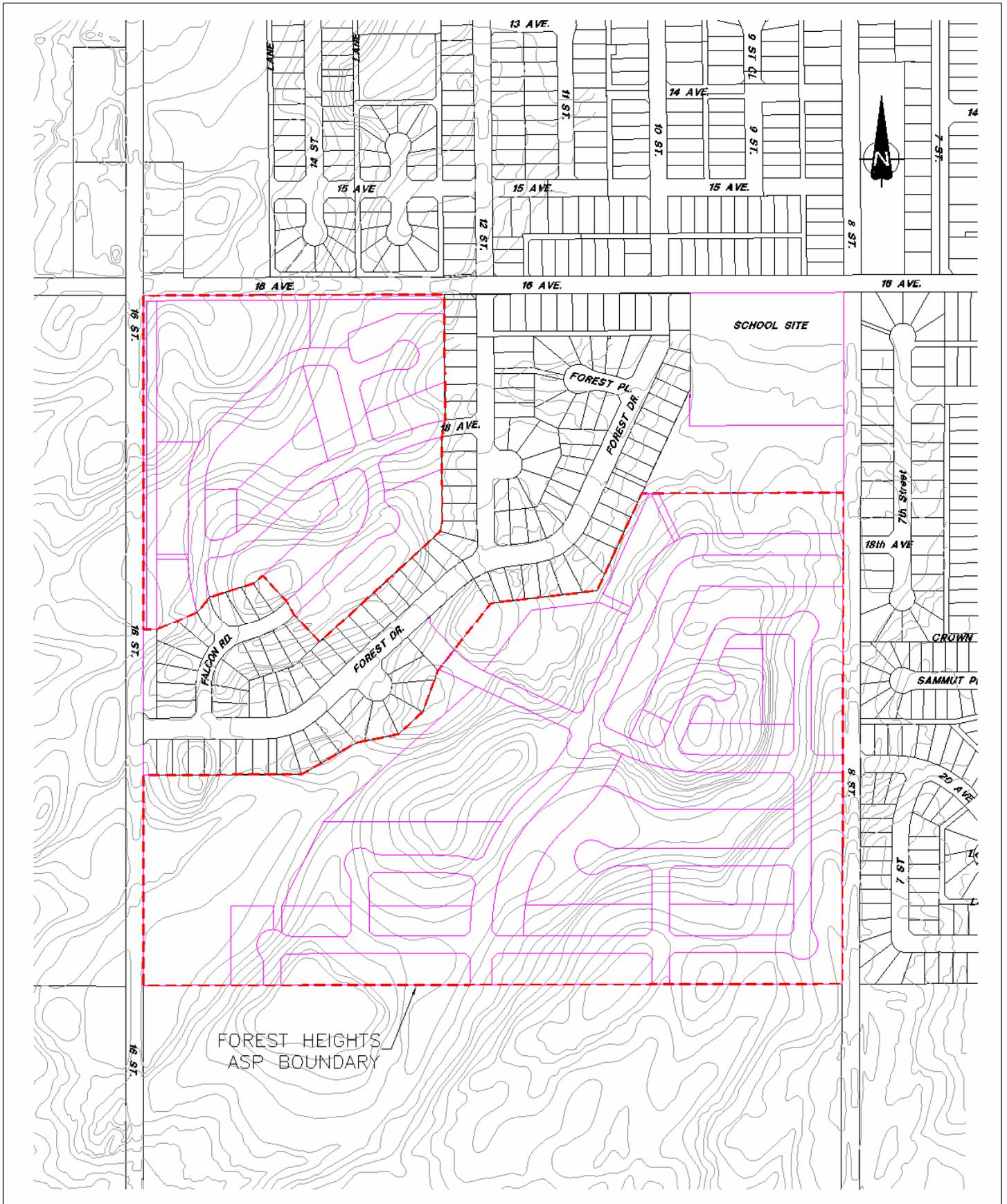


Figure 4 - Existing Topography

4.7 Historical/Cultural Resources.

Through a referral process in preparation for this ASP, Alberta Community Development (ACD), Historical Resources Branch, has indicated that a Historical Impact Assessment is required. An assessment was carried out in the autumn of 2006 to formulate part of the ASP and subsequently received approval from ACD. In summary, the assessment concludes that “the proposed development lands do not contain any archaeological, palaeontological or historic period sites that are of historical importance”. The finding further states that “further historical resource investigations are not warranted and the proposed Forest Heights residential project should proceed as planned, however, should any fossils be discovered during development, staff at the Royal Tyrell Museum should be contacted immediately”.

The letter of approval from ACD is provided under Appendix I and entire historical resources impact assessment has been provided as a supplementary document.

5.0 LAND USE CONCEPT

The proposed land use concept is illustrated in Figure 5. Table 1 demonstrates a breakdown of the proposed land uses.

**TABLE 1
LAND USE DISTRIBUTION**

| | Area (ha) | % of GDA |
|---------------------------|-------------|-------------|
| Net Development Area | 44.37 | 100 |
| Roadways | 9.36 | 21.1 |
| Municipal Reserve | 4.44 | 10.0 |
| Storm Water Management | <u>1.70</u> | <u>3.8</u> |
| Total Non- Residential | 15.50 | 34.9 |
| Single Family Residential | 20.60 | 46.4 |
| Multi Family Residential | <u>8.27</u> | <u>18.6</u> |
| Total Residential | 28.87 | 65.0 |

**TABLE 2
DEMOGRAPHIC PROFILE**

| | Area | Units | % | People/Unit | Population |
|---------------------------|-------|-------|------|-------------|------------|
| Single Family Residential | 20.60 | 345 | 58.2 | 3.5 | 1208 |
| Multi Family Residential | 8.27 | 248 | 41.8 | 2.5 | 620 |
| Total Residential | 28.87 | 593 | 100 | | 1828 |

Density: 16.7 pp/gda

5.1 Land Use Policies

5.1.1 Residential

The proposed development concept will comprise mixed residential housing that will consist of detached, duplex, four-plexes and multi-units. The intent of the ASP is to provide for a variety of lot sizes and types of dwellings to achieve a mixed residential community providing for numerous housing options. Residential development will impact existing vegetative features. To facilitate the re-vegetation and natural buffering of the northwest section, the developers will be required to register a four metre environmental easement on the back of any new lots abutting existing lots. The environmental easement will include a restrictive covenant that will require the developer to plant three trees, in conformance with the City of Cold Lake Engineering Standards along the back property line. The species of tree required for planting will be specified in the covenant. In addition, the developer will require lot purchasers within the northwest area to plant one tree on the front of the property through the use of a restrictive covenant and by requiring a deposit to ensure conformance. All multi-family development will require the submission of landscape plans as required in the Land Use Bylaw. The conceptual residential housing pattern is illustrated in Figure 5-Land Use Concept.

5.1.2 Mixed Use Commercial

The proposed development concept provides a centrally located mixed use commercial node where small neighbourhood commercial developments could be integrated into the multifamily site development. The commercial mixed use area should be developed in a manner that would incorporate consistent architectural features of the multifamily development.

5.1.3 Neighbourhood Form and Design

The intent of the ASP is to create a community which integrates a variety of housing types that enhances the character and visual appeal of the existing neighbourhoods. The primary principles considered for the design of this area are: nature, inclusiveness, variety in housing form, and accessibility, both pedestrian and vehicular.

The ASP uses the natural topography existing in the area to formulate the overall subdivision layout. Both existing and future housing will have the opportunity to benefit from

the proposed natural green belt running diagonally through the entire property. This greenbelt integrates the property's low lying characteristics and provides an ideal opportunity for including proposed storm water infrastructure while retaining natural forested qualities. The developer recognizes that retaining stands of forest is the keystone of the Forest Heights community.

The ASP proposes to include a variety of housing types for the entire community. Functional and livable communities are achieved through diverse neighbourhoods that include various housing forms and styles. Livable neighbourhoods are planned from the outset to integrate various incomes levels and demographic groups that allow consumers options in the residential market. The nature of the multi-family housing should respect the character of current and proposed single family housing. Multi-family housing should blend into the single family neighbourhoods by ensuring proper landscaping and elevations that reflect the features associated with detached dwellings.

The intent of the plan is to join together the current neighbourhood form with the new development by logically and functionally extending existing roadways, parkways and pedestrian paths into new areas thereby providing convenient access to the proposed amenities for the entire community.

5.1.4 Storm Water Management

A preliminary assessment in preparation for the ASP proposes the development of two (2) storm water management facilities: the enhancement of the existing pond in the south-west portion and the development of a new pond in the north-west portion as illustrated in Figure 6.

Further analysis will be required to detail storm water management channeling and catchments during the development and engineering approval stage. All water retention ponds shall be designed to contribute to the aesthetic value of the open space system.

5.1.5 Public Open Space

Public open space, retained in its natural state, is critical to the overall layout and design of Forest Heights. Both existing and future residents will benefit from the retention of a greenbelt revealing the area's native vegetation stretching diagonally across the entire property.

Highlighted in the proposed development is its Municipal Reserve contribution as legislated in the Municipal Government Act. The Act, as well as the City of Cold Lake Parks Plan, only require the acquisition of 10 per cent of the gross development area for Municipal Reserve (MR); therefore, based on the total plan area of the entire quarter only 4.44 hectares of land is required for public open space. The proposed plan conforms to the Parks Plan for the dedication of neighbourhood parks and the inclusion of linear parkways. The Parks Plan does not state specific size requirements for linear parks only minimum and maximum desired widths. The proposed greenbelt will exceed the maximum desired width of 20 meters in areas, however, flexibility should be afforded to the stated policy in this case since the increased width will better retain the natural forested area and would achieve other policies stated in the Parks Plan.

5.1.6 Circulation Patterns and Access

Vehicular access to the proposed development will be available from a variety of points depending on the location of the specified origin and destination point. As illustrated in the road layout, access will be available from 16th Avenue and 16th Street for the north-west portion of the development, while access to the south-east area will be available from 8th Street, Forest Drive and eventually from the road that will be abutting the property to the south.

The ASP proposes to meet the City of Cold Transportation Study ultimate projected road classification for the Forest Heights area by providing a local road extension linking the Forest Drive collector roadway with the south portion of the property. The existing residential neighbourhood did not specifically make provision for the extension of 12th Street southeast directly towards 20th Avenue, but this has been provided by utilizing a portion of the existing municipal reserve lot for the road right of way. The local collector in the southeast portion has been realigned to follow the logical and functional pattern already existing in the area and provides a solution consistent with adjacent land uses. The ASP identifies the extension of the 18th Avenue traveling south with a 25 metre right-of-way to serve as a local collector road. The transportation pattern is illustrated in Figure 5.

5.1.7 Adjacent Land Use Integration

The ASP ensures that the various proposed land uses are logically coordinated with existing uses. The road layouts follow the existing network patterns and are designed to naturally extend from existing access points to ensure safe, connected and logical traffic flows to

adjacent lands. Green spaces and pedestrians linkages also consider accessibility from adjacent land uses and will provide opportunities for further connectivity once future development occurs to the south and west of Forest Heights.

5.2 Services

5.2.1 Storm Drainage

As outlined in 4.1.1 Storm Water Management, the proposed storm drainage system will consist of the development and enhancement of two storm water retention ponds and the extension of the storm sewer. A new retention pond will be developed on the north-west corner of the property while enhancement will occur on the existing pond on the south west corner. The storm sewer will extend to the southwest corner following the natural drainage course and outlet at Palm Creek. The final design of the concept will be provided at the development stage and will include findings from the storm management study for the area.

For local flows, overland drainage from individual lots will be conveyed to the proposed storm water collection system. The layout of the proposed storm water collection system is shown in Figure 6. Details of pipe sizing and capacity will be determined at the design stage.

5.2.2 Sanitary Sewer

The proposed community will be serviced with municipal infrastructure built at the time of development. The ASP delineates three (3) principle sanitary catchments as illustrated Figure 7. The north-west portion of the property, identified as catchments area one(1), will tie into the existing 300 mm main running through the 16th Avenue right-of-way with connections proposed for 18th Avenue and Falcon Road. The area identified as catchment two (2) on the south-east portion will be tied to the existing sanitary system at 16th Avenue and will be extended down to the 8th Street right-of-way for a connection at the intersection of 18th Avenue and 20th Avenue. The final catchment area will require routing the sewer service to a future sanitary sewer main to be located south of the existing property or may be serviced with an upgraded sewer lift station in the south west portion of the existing developed area. These options will need to be reviewed at the time of development or if upgrades are considered at this lift station.

5.2.3 Water Distribution

The water distribution system will tie into the existing 300 mm main on 16th Avenue for the north-west portion of the developing area. The south east portion will ultimately require an upgrade of the existing water main on 16th Avenue east of 12th Street from 150 mm to a 300 mm as indicated in the former Town of Cold Lake Servicing Study to provide adequate fire flows for the plan area. A 300mm water main will be extended south on 8 Street and will provide connections for the entire south east plan area. The layout of the proposed water distribution system is shown in Figure 8.

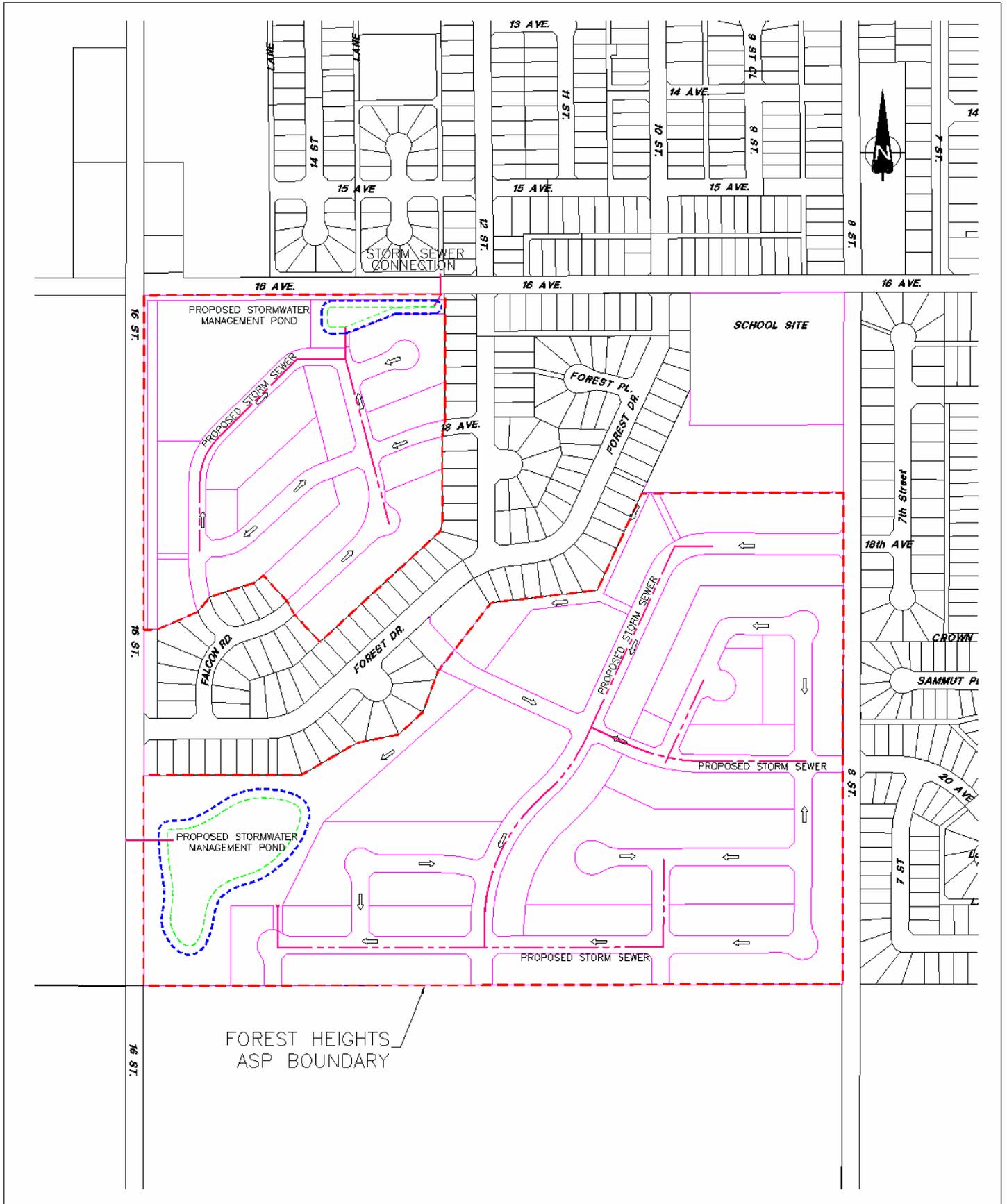


Figure 6 - Storm Drainage

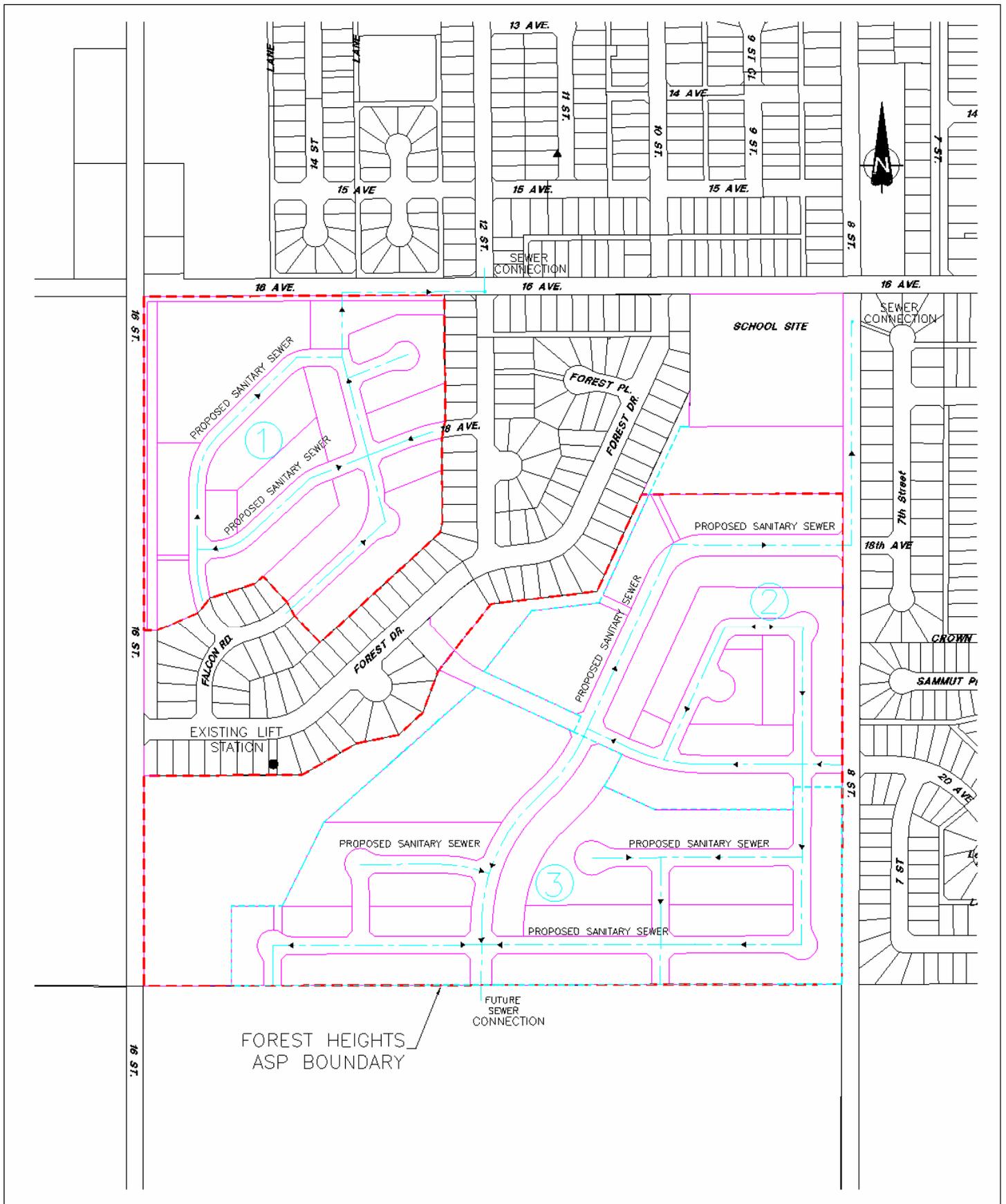


Figure 7 - Sanitary Collection System

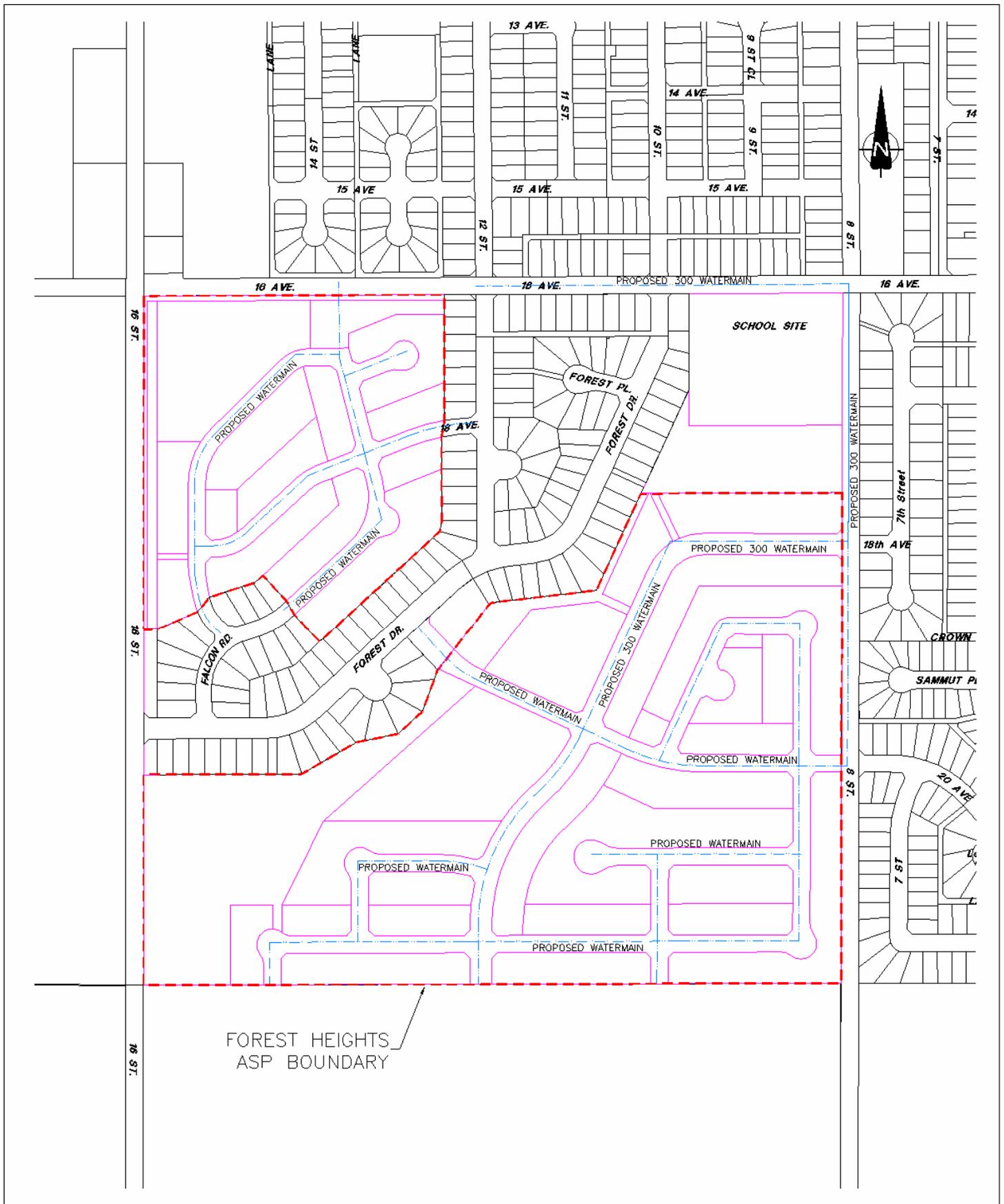


Figure 8 - Water Distribution System

5.2.4 Shallow Utilities

Natural gas, telephone, cable, and power servicing for the proposed development will be installed within the proposed road rights-of-way and provided for during the subdivision approval process via subdivision registration and development agreement with the City of Cold Lake. The proposed shallow utilities will be extended from existing utilities adjacent to the property and accommodated for during each phase of the development through utility right of way agreements. The design will be done by the respective utility providers.

5.3 Community Services

The City of Cold Lake provides residents with numerous community and social services, as well as access to various not-for-profit and provincial agencies. The new residential households for this development will gain access to these services since they will be within the municipal boundary.

5.3.1 Emergency Services

Fire service for the proposed development will be provided from the City of Cold Lake Fire Stations.

Policing is provided from the City of Cold Lake RCMP.

Ambulance service will be provided from the Cold Lake Health Centre, located in the City of Cold Lake.

5.3.2 Schools

Based on the information provided by the relevant school authorities, public schools for students of this area are as follows:

| | |
|--------------------------------|------------------|
| Cold Lake Elementary School | 803 – 16 Avenue |
| Nelson Heights Middle School | 2035 - 5 Avenue |
| Grand Centre Elementary School | 5520 - 50 Avenue |
| Grand Centre Middle School | 5104 - 56 Street |
| Grand Centre High School | 5533 - 48 Avenue |

Separate schools serving this area are:

| | |
|-------------------------------|----------------|
| St. Dominic Elementary School | 920 - 7 Street |
|-------------------------------|----------------|

Assumption Jr. / High School 5209 – 48 Avenue

McKenzie River Elementary School Box 4340, STN Forces

Francophone schools servicing this area are:

Ecolé Voyager 4719 - 69 Avenue

According to referrals made to individual school authorities no school reserve dedication is necessary at this time.

6.0 DEVELOPMENT SEQUENCE

It is anticipated that the development would commence from the north-west portion of the property beginning with the extension of 18th Avenue. The timing of the development will be dictated by market conditions. Figure 9 illustrates the anticipated development staging of the proposed phases and future developments.

6.1 PUBLIC CONSULTATION

The success of integrating new developments into existing communities can only be achieved through an open dialogue and cooperation with local residents and public agencies. It is the objective of this project to ensure that a suitable development scheme, both to the land owner and the residents, is realized. The land owner is committed to create a plan that respects comments raised by residents through various forums and public process mechanisms. The approval of the ASP has been carried out according to the provisions of the Municipal Government Act in which public notice and hearings are mandatory. A public hearing was carried out in which residents and the public were given an opportunity to voice their concerns. As well, to demonstrate his responsibility the land owner has carried out an additional open house with the local residents prior to the submission of the ASP. The results of the open house are available in Appendix II.

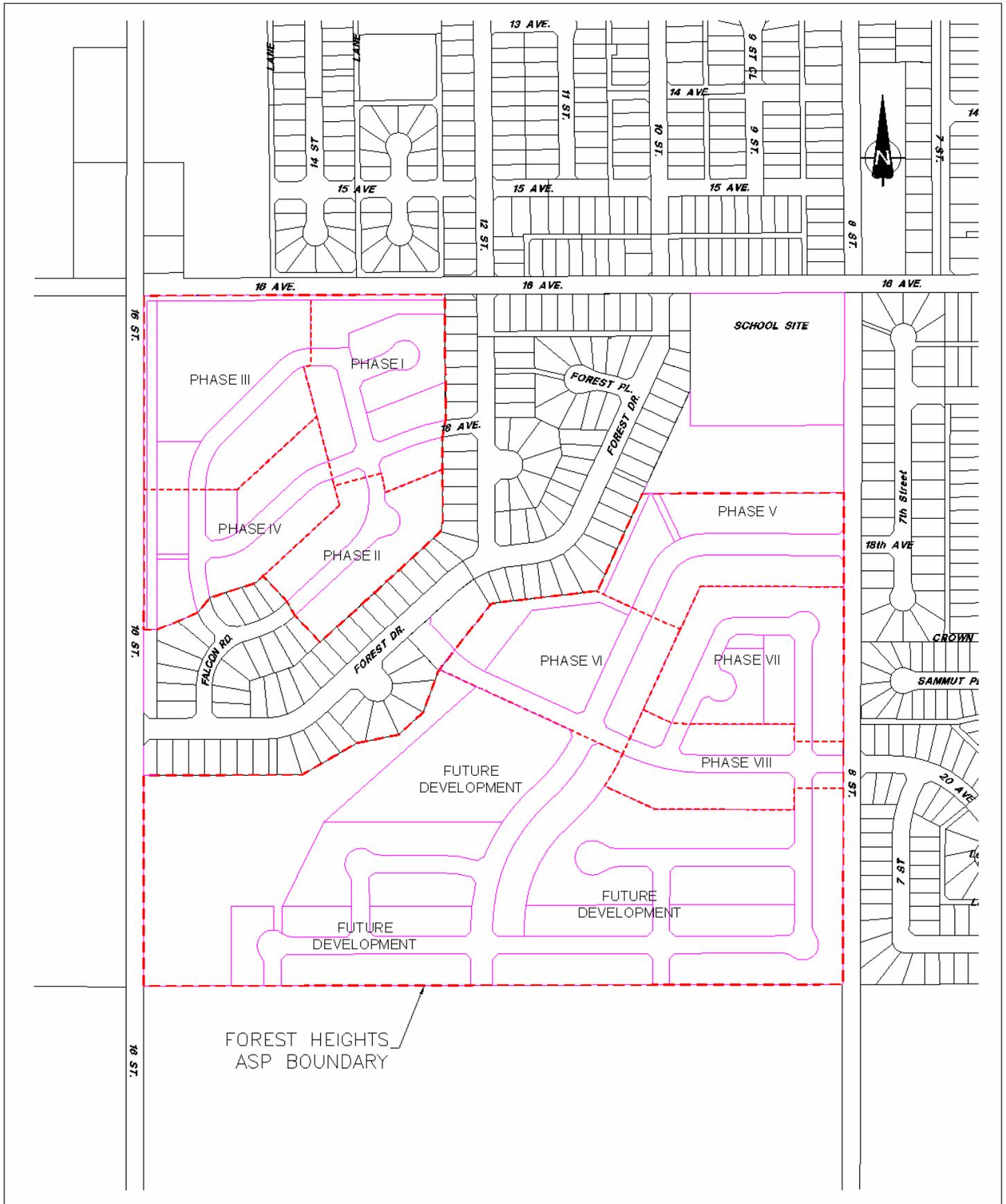


Figure 9 - Development Phasing

APPENDIX

- **HISTORICAL RESOURCES IMPACT ASSESSMENT CLEARANCE**
- **OPEN HOUSE FORMATE AND RESULTS**

November 3, 2006

Project File: 4835-06-036
Permit File: 2006-581

Mr. Chad Lefebvre
Lefebvre Homes Ltd.
Box 23
Cold Lake, Alberta
T9M 1P1

Dear Mr. Lefebvre:

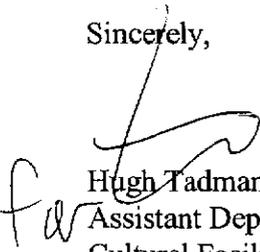
**SUBJECT: LEFEBVRE HOMES LTD.
FOREST HEIGHTS SUBDIVISION
NW ¼ OF SECTION 13, TOWNSHIP 63, RANGE 2, W4M
HISTORICAL RESOURCES ACT CLEARANCE**

The Archaeology Group has provided the Cultural Facilities and Historical Resources Division (CFHRD) of Alberta Community Development with a final report regarding the results of the Historical Resources Impact Assessment (HRIA) of the Forest Heights Subdivision within the City of Cold Lake. No historical resource sites were recorded during the conduct of the impact assessment. Therefore, Lefebvre Homes Ltd. has *Historical Resources Act* clearance for the Forest Heights Subdivision as illustrated on the attached plan.

Should you require additional information or have any questions concerning the above, please contact Margret Ingibergsson at (780) 431-2374, (Protection & Stewardship Section, Heritage Resource Management Branch, Cultural Facilities and Historical Resources Division, Alberta Community Development, 8820 - 112 Street, Edmonton, Alberta, T6G 2P8), fax (780) 422-3106 or by e-mail at margret.ingibergsson@gov.ab.ca.

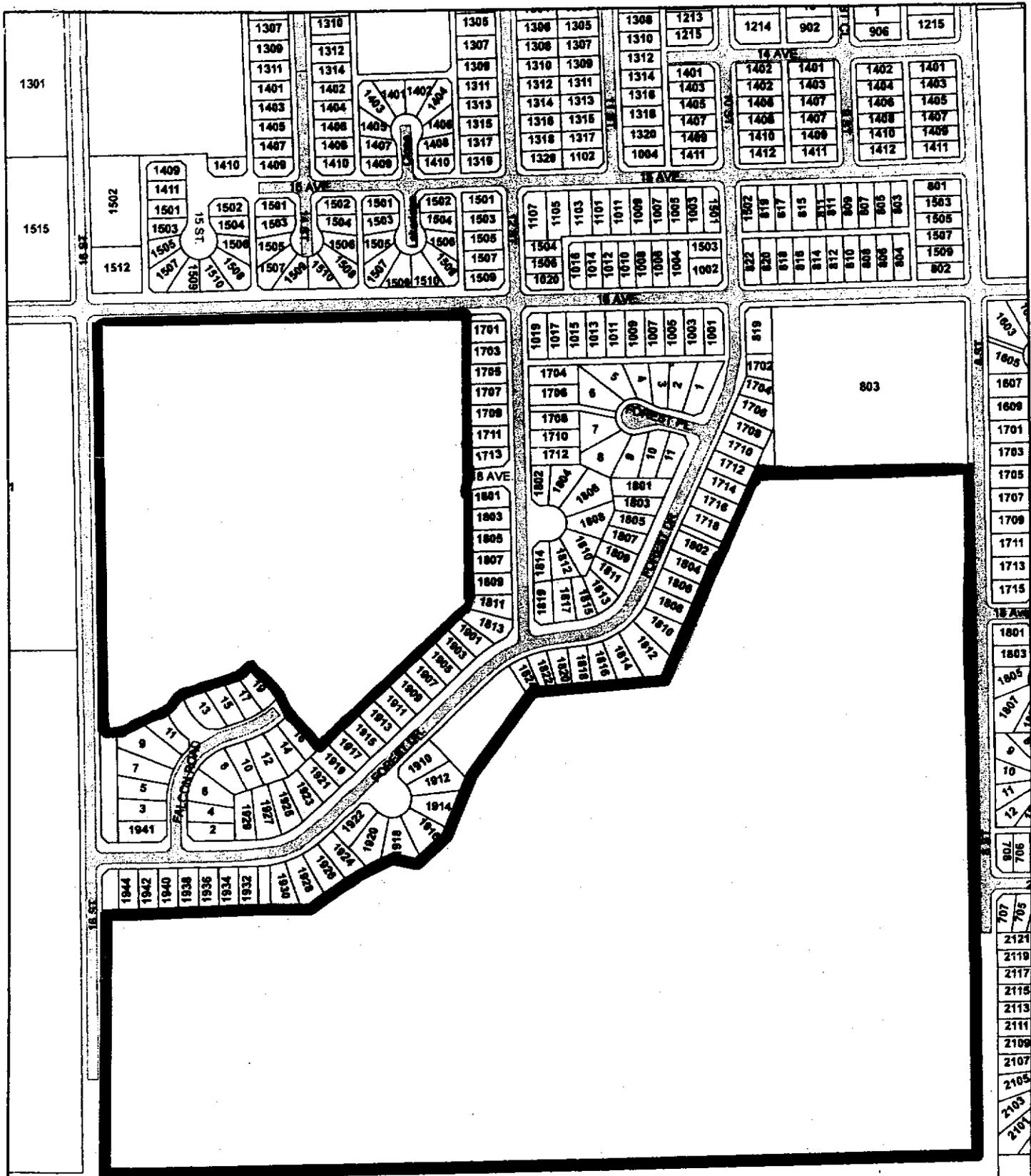
On behalf of the Cultural Facilities and Historical Resources Division, I would like to thank Lefebvre Homes Ltd. and the City of Cold Lake for their cooperation in our endeavour to conserve Alberta's past.

Sincerely,


Hugh Tadman
Assistant Deputy Minister
Cultural Facilities and Historical Resources Division

Attachment

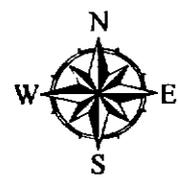
cc: City of Cold Lake, Planning and Development Department (06-90400)
Walt Kowal, The Archaeology Group



W4-R2-T6S-13NW

4835-06-036

(Permit 06-581)



Forest Heights Open House Questionnaire

March 8, 2007.

Instructions: Once you have reviewed the presentation material please take the time to complete this questionnaire. Please check only one box for questions with a scale from 1 to 5: Note that 1 means you strongly disagree and 5 means you strongly agree. The information will assist in finalizing the plan.

1. Do you think there is enough land allocated for single family housing?

1 (strongly disagree) 2 3 4 5 (strongly agree)

Other comments: _____

2. Do you think there is enough land allocated for multi-family housing?

1 (strongly disagree) 2 3 4 5 (strongly agree)

Other comments: _____

3. Do you think there is enough land allocated for parks?

1 (strongly disagree) 2 3 4 5 (strongly agree)

Other comments: _____

4. Are there enough walking paths connecting the existing and new neighbourhoods?

1 (strongly disagree) 2 3 4 5 (strongly agree)

Other comments: _____

5. Overall, how do you rate the plan?

1 (strongly disagree) 2 3 4 5 (strongly agree)

Other comments: _____

Open House and Survey Results

Attendance: _____

Surveys completed: 10

Summary of Responses:

The following summarizes the responses received from the open house. The number of responses for each question is indicated in the numbered circles.

1. 1) ① 2) ① 3) ⑤ 4) ② 5) ①

- Why don't you consider single family dwelling backing on to green space buffer for phase VI

2. 1) ① 2) ① 3) ⑥ 4) ① 5) ②

- Maybe too much
- Maybe enough but new multifamily should not be planned backing existing R1
- Some areas in the southern block could go to single housing but we do need multi

3. 1) ⑤ 2) ② 3) ① 4) ① 5) ①

- More green space needed between existing residences and proposed residences
- What about the wildlife?
- Want buffer zone for 12 St 20' buffer to keep the view and atmosphere that was there before you started

4. 1) ⑤ 2) ① 3) ① 4) ② 5) ②

- I would like to see some lighting placed along the planned pathways to ensure safety at night and better use of paths during winter months
- What you have proposed is great but it doesn't go far enough
- We need more on 16th Ave from 16th St to 12St

5. 1) ③ 2) ③ 3) ① 4) ① 5) ①

- Restricted covenant-plant 5 trees within 1 year to act as buffer between existing and new houses.
- Add walking trails in area north of falcon road-walking buffer separating current houses on falcon road/forest heights from new development.

- You refuse to listen to our point of view but insist on pushing your plan down our throats
- Disagree for phases I-IV not having green buffer
- The buffer zone (treed) is a very nice compromise. The walking trails can maintain some of the character of the community. Traffic is a major concern. Can the area handle the increase flow of traffic. Could provide more greenspace
- Plan not bad but multifamily should not go against existing housing
- More green space building, builders are on deaf ears, not working with existing residents
- With some changes-small changes with consideration of future and with some planning it is workable