



Hazlett Lake

RED DEER, ALBERTA



welcome home...





welcome home...

HAZLETT LAKE will be Red Deer's newest residential development located north of the river adjacent to Highways 2 and 11A and in close proximity to Sylvan Lake, Blackfalds and Lacombe. The project will be Red Deer's only residential development located on a natural lake. The 80-acre Hazlett Lake will be surrounded by Red Deer's newest municipal park and trail system and adjacent to a major recreational centre to be enjoyed by residents year-round.



The City of Red Deer is the fourth largest city in Alberta with a population of 101,002 in 2019 and an average age of 38. Located midway between Calgary and Edmonton on Highway 2 Red Deer is at the center of one of the fastest growing employment regions in Canada. The term “Red Deer Corridor” is often used to describe the Red Deer area and the communities along the QE II Highway.





surrounding communities



SYLVAN LAKE:

- Located 25km west of Red Deer
- 15,302 population in 2016
- 153 new residential units to Sept, 2016

BLACKFALDS:

- Located 14km north of Red Deer
- 9,328 population in 2016
- 127 new residential units to Sep, 2016

PENHOLD:

- Located 17km south of Red Deer
- 3,277 population in 2016
- 48 new residential units to Sep, 2016

LACOMBE:

- Located 26km north of Red Deer
- 13,057 population in 2016
- 126 new residential units to Sep, 2016





NATURE TRAILS

local schools

5 minutes to major Highways

15 minutes to Hospital

20 minutes to Airport

10 minutes to Gaetz Ave
with several Grocery,
Dining, Entertainment and
Shopping options

a great place to 
 live, work, and play!



points of interest

16 Elementary Schools

7 Middle Schools

3 High Schools

1 College

Christian Alternative Program

French Immersion and Spanish
Bilingual Programs

CROSS-COUNTRY SKI TRAILS / OUTDOOR SKATING



With an assortment of facilities, multi-use trails and green spaces along with engaging local culture and art - there's an experience waiting for you.

The city is easy to get around and offers many of the amenities you would expect to have in Canada's larger cities. It's a great place to raise a family, work, and play.

neighbourhood identity

The Hazlett Lake neighbourhood is named after the Hazlett family who lived on the land since the early 1900s. The adjacent water body also shares the family's name and has hosted not only the family's memories and activities over the past century, but was also enjoyed by many students of the Crossroads School who would hold skating parties there during the winter.

To showcase the lake, this neighbourhood will provide many different opportunities for residents to enjoy outdoor recreation, strong physical and visual connections to the water body, and an interconnected multi-use trail system. These multi-use trails will make the lake accessible to the public.



recreational uses

The Hazlett Lake open space network has been designed as a safe and functional system that seamlessly connects all areas of neighbourhood together with the Hazlett Lake major park. Open spaces will be designed using a mixture of Environmental Reserves, Municipal Reserves, and Public Utility Lots that provide a variety of recreational areas for residents and visitors to enjoy.





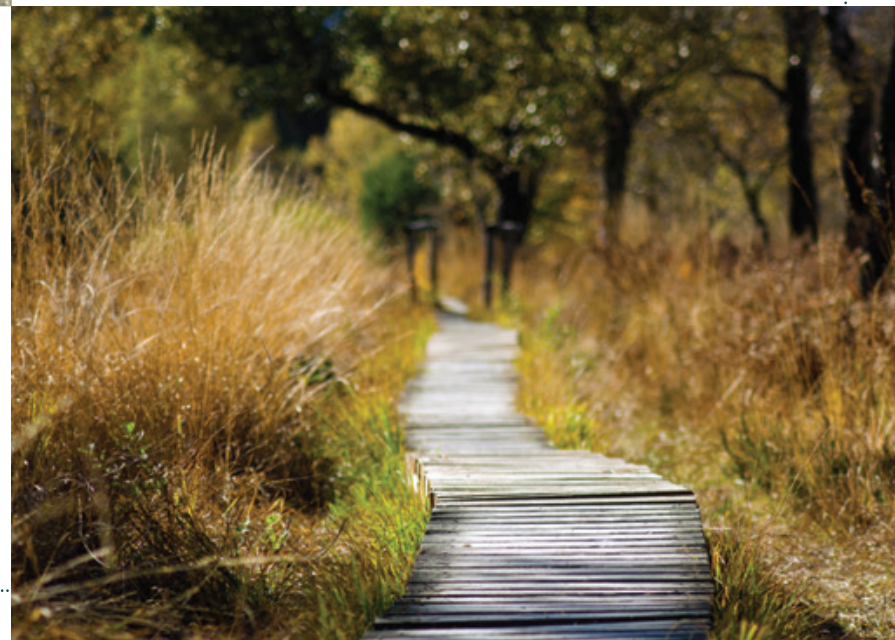
RECREATION CENTRES WITH COMMUNITY PROGRAMS

parks and amenities

The Hazlett Lake water body provides a prominent public destination that connects all areas within the Hazlett Lake Multi-neighbourhood Plan together. This water body is the heart of the Hazlett Lake neighbourhood's open space network and has been designed to form one piece of a larger park system. While the Lake is central to the neighbourhood's open space network, each park in the neighbourhood has been carefully designed to offer looping multi-use trails and allow residents to enjoy outdoor recreation. A mixture of park types have been provided in the Hazlett Lake neighbourhood to provide residents with places to enjoy nature, be active, safely connect with surrounding amenities, and socialize.

community amenity site

One community amenity site has been located within the Hazlett Lake neighbourhood to accommodate the possible development of a community use such as a temporary care facility, assisted living housing, adult or regular day care, a place of worship, or other uses proposed and approved by The City of Red Deer.



HAZLETT LAKE OVERALL PLAN

LEGEND

- R1 Residential (Low Density) District
- R1G Residential (Small Lot) District
- R1N Residential (Narrow Lot) District
- R1A Residential (Semi-Detached Dwelling) District
- R2T Residential (Town House) District
- R3 Residential (Multiple Family) District
- Park Fronting Homes
- ★ Neighbourhood Node
- C2B Commercial (District Shopping Centre)
R3 Alternative Zoning
- Community Amenity Site
R3 Alternative Zoning
- ER Environmental Reserve
- Wetland Extent / 20m Setback Boundary
- MR Municipal Reserve
- PUL Public Utility Lot / Stormwater Management Facility
- Potential Transit Stop Location
- Potential Entry Feature Location
- Pedestrian Crossing / Traffic Calming
- 2.5m Separated Sidewalk
- Multi-Use Trail / Regional Trail
- Out Parcel: Highway Widening
- Easements: Drainage or Regional Wastewater Line
- NASP Boundary



* COLORED AREA IS APPROXIMATELY 248 ACRES

PHASE-1 LOTTING PLAN



Alberta Transportation is currently finalizing design plans to expand Highway 11A. This will include a roundabout entrance at Phase-1 of Hazlett Lake and an overpass at Highway 11A and Taylor Drive.

THE ESTATE AT HAZLETT LAKE

THE ESTATE
at
Hazlett Lake

HAZLETT LAKE

LEGEND

- R1 Single Family (Attached Garage)
- R1G Single Family (Attached Garage)
- R1N Single Family (Detached Garage)
- Show Homes

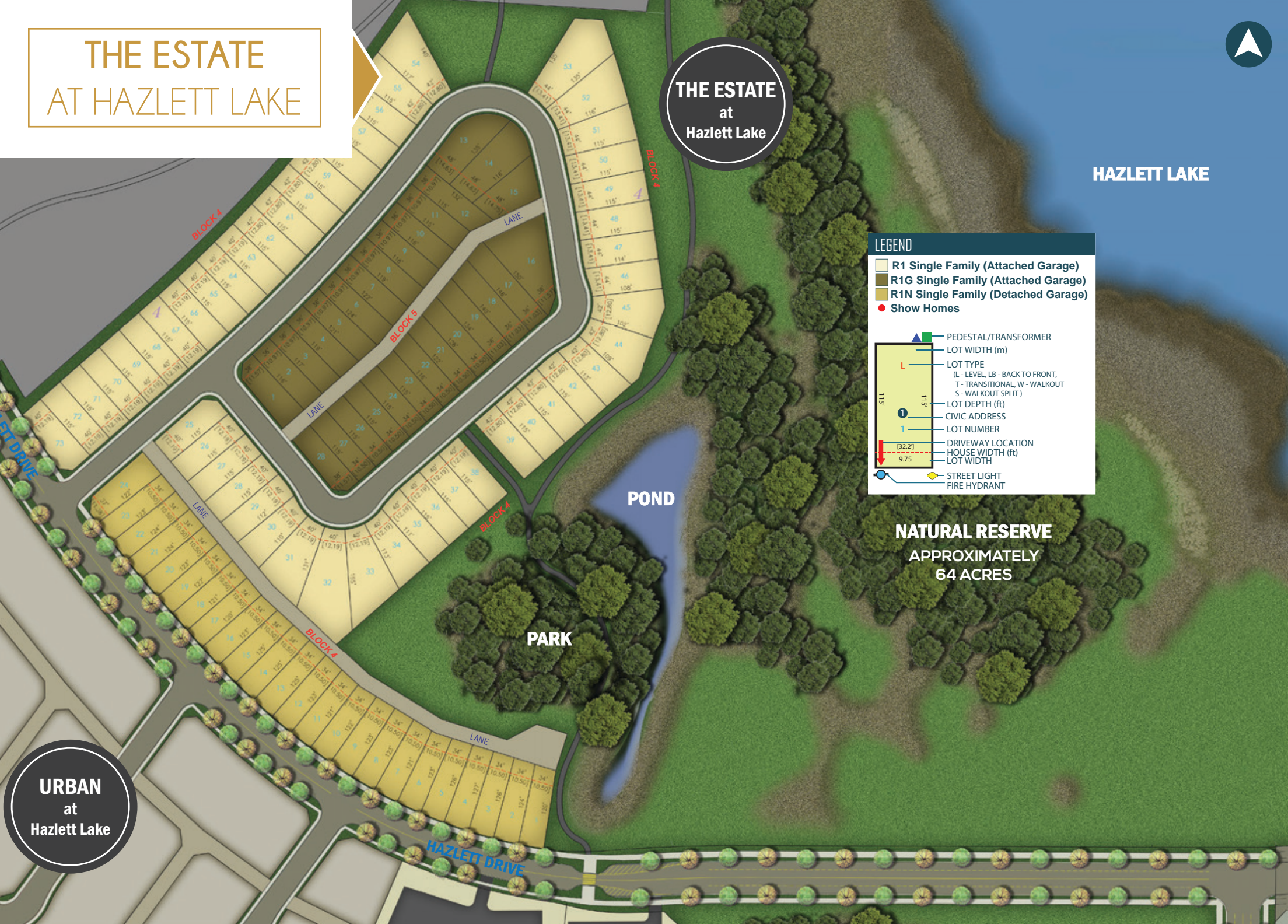
- PEDESTAL/TRANSFORMER
- LOT WIDTH (m)
- LOT TYPE
(L - LEVEL, LB - BACK TO FRONT,
T - TRANSITIONAL, W - WALKOUT
S - WALKOUT SPLIT)
- LOT DEPTH (ft)
- CIVIC ADDRESS
- LOT NUMBER
- DRIVEWAY LOCATION
- HOUSE WIDTH (ft)
- LOT WIDTH
- STREET LIGHT
- FIRE HYDRANT

PARK

POND

NATURAL RESERVE
APPROXIMATELY
64 ACRES

URBAN
at
Hazlett Lake



URBAN AT HAZLETT LAKE

THE ESTATE
at
Hazlett Lake

URBAN
at
Hazlett Lake

LEGEND

- R1 Single Family (Attached Garage)
- R1G Single Family (Attached Garage)
- R1N Single Family (Detached Garage)
- R1A Semi-Detached
- R2T Townhomes
- Show Homes

- PEDESTAL/TRANSFORMER
- LOT WIDTH (m)
- LOT TYPE
(L - LEVEL, LB - BACK TO FRONT,
T - TRANSITIONAL, W - WALKOUT
S - WALKOUT SPLIT)
- LOT DEPTH (ft)
- CIVIC ADDRESS
- LOT NUMBER
- DRIVEWAY LOCATION
- HOUSE WIDTH (ft)
- LOT WIDTH
- STREET LIGHT
- FIRE HYDRANT

FUTURE
MULTI FAMILY

housing styles

A variety of residential options have been included in the Hazlett Lake neighbourhood using six different land use districts to provide housing that appeal to a wide range of residents.

Hazlett Lake has been designed with a large number of residential lots that will back on to the natural Hazlett Lake and public open space. These areas are typically considered premium due to their scarcity on a neighbourhood and City-wide level; however, by increasing the amount of lots backing on to open spaces available, a wider range of residents are able to enjoy this premium amenity.

Higher density housing, such as townhouses and apartments, have been located along the main collector roadway. This will result in minimizing through traffic in the neighbourhood, and provide convenient access to the proposed transit system for residents.



R1 LOW DENSITY RESIDENTIAL

Lot Dimension:
40'-44' wide x 115'-150' depth

The R1 Residential (Low Density) land use district is intended to provide single family housing, of a variety of styles and building footprints, on the largest lots within the Hazlett Lake neighbourhood. R1 lots have been primarily located around public open spaces as they permit front parking and thus do not require a rear lane.



R1N NARROW LOT RESIDENTIAL

Lot Dimension:
34'-38' wide x 120'-127' depth

The R1N Residential (Narrow Lot) land use district is intended to accommodate single family detached dwellings on narrow lots, with rear parking and optional garage. R1N lots offer a more affordable residential option for residents due to the decreased lot width. The placement of rear parking also is intended to provide a stronger interaction between the home frontage and the pedestrian streetscape through the inclusion of windows or porches. R1N lots require rear lane access; as such, they have not been used in areas backing on to open spaces.



R1G SMALL LOT RESIDENTIAL

Lot Dimension:
34'-48' wide x 115'-150' depth

The R1G Residential (Small Lot) land use district is intended to accommodate single family detached dwellings on narrow lots, with front attached garages. R1G lots offer a more affordable housing option than similar homes on larger lots (R1 Low Density Residential) simply due to the decreased lot width and side yards.



R1A SEMI-DETACHED RESIDENTIAL

Lot Dimension:
25'-31' wide x 109'-177' depth

The R1A Residential (Semi Detached) land use district is intended to provide semi-detached dwellings. Semi-detached housing is constructed as two independent dwelling units attached side-by-side with a common wall extending from the foundation to the roof. Semi-detached housing is a popular option for those looking for a more affordable solution than a detached dwelling that still offers a private yard and, in many cases, an attached garage. The R1A district has been used as a transitional use between single detached housing and multi-family dwellings.



R2T TOWN HOUSE RESIDENTIAL

Lot Dimension:
20'-25' wide x 112'-115' depth

The R2T Residential (Town House) land use district is intended to accommodate townhouses which are three or more dwellings joined side-by-side that do not have dwellings either above or below. Townhouses include common walls extending from the foundation to the roof. The R2T district also permits stacked rowhomes which are similar to townhouses but include units that overlap vertically.

Townhouses and stacked rowhomes provide an alternative and more affordable housing form suitable to a range of residents. These units are appealing due to their increased square footage and enhanced privacy, when compared to apartment style developments. In the case of townhouses, residents also have access to a private yard which is especially popular for those with children and pets. Townhouses may also include attached or detached private garages.

The R2T district has been located along the collector roadway to minimize through traffic in the community, provide a continuous visual massing that will contribute to the overall aesthetics of the neighbourhood, and encourage use of lanes by limiting front driveway access.

R3 MULTIPLE FAMILY RESIDENTIAL

Two R3 Residential (Multiple Family) areas have been proposed in the Hazlett Lake neighbourhood to support the provision of affordable housing opportunities. Multi-family style housing appeals to a variety of potential residents including, but not limited to: singles, small families, retirees, snowbirds, those that often work away, and first time property buyers. Areas zoned for R3 Multiple Family uses can take a variety of forms as further described below which can be developed either as rental or condo facilities. Regardless of building form, these areas are intended to be designed as focal features of the community with a high level of architectural detail and visual interaction at street-level.

about the developer



North American Development Group has over a dozen residential land development projects across North America consisting of over 9,000 units in various stages of development or pre-development. A future pipeline of over 1,600 acres of land slated for mixed-use, residential and retail development is also owned by NADG. Currently, NADG has over \$5 Billion of Assets Under Management and owns over 25 million square feet of shopping center and mixed-use space in the United States and Canada.



www.nadg.com

HISTORY OF NADG & RED DEER

NADG has been invested in Red Deer since 1988. The acquisition and redevelopment of Bower Place, Bower Plaza, and Red Deer Village were completed by NADG. NADG was also actively involved in the development of 10 Liquor Depot stores throughout Red Deer.



THE HAZLETT LAKE TEAM

HENRY BEREZNICKI

MANAGING PARTNER, WESTERN CANADA

Mr. Bereznicki has been a partner in North American Development Group (a private real estate developer) and its predecessors since 1988 and is currently responsible for NADG's activities in Western Canada and Western U.S. Mr. Bereznicki is responsible for NADG's activities across the four western Canadian provinces as well as Arizona and Colorado.



RUSS WATSON

MANAGING PARTNER, WESTERN CANADA

Mr. Watson joined NADG in 1989 and has 25 years of experience in the construction and development industry. Prior to becoming a Managing Partner with NADG, Mr. Watson held the position of Vice- President of Leasing and Construction with the company. Mr. Watson established NADG's office in Arizona and has been involved in the development and acquisition of several shopping center properties in Arizona and Colorado.. Mr. Watson holds a diploma in civil engineering from the Northern Alberta Institute of Technology and resides in Phoenix, Arizona.



SPENCE M. MUELLER

VICE PRESIDENT, WESTERN CANADA

Mr. Mueller joined CentreCorp / NADG in 1998, has 25 years of experience in the real estate industry, and is a registered Broker with the Real Estate Council of Alberta. As the Vice President – Western Canada, he is experienced with the management, leasing, construction, acquisitions, and development of shopping centres in both Western Canada and the Western USA, having spent 5 years based in the Company's Denver, CO field office. Mr. Mueller is also now involved with residential development efforts of NADG.





VISIT US ONLINE TO LEARN MORE

www.nadg.com

www.hazlettlake.ca

U.S. OFFICES West Palm Beach, FL | Atlanta, GA | Nashville, TN | Dallas, TX | Scottsdale, AZ
CANADIAN OFFICES Toronto, ON | Edmonton, AB | Ottawa, ON | Montreal, QC | Halifax, NS | Kelowna, BC

www.hazlettlake.ca



Spence Mueller

VP-Western Canada

Cell: 780.907.5037

smueller@nadg.com

#205 14127 23rd Avenue

Edmonton, Alberta T6R 0G4

Tel: 780.435.1444

Head Office

2851 John Street, Suite One

Markham, Ontario L3R 5R7

Main: 905.477.9200

TF: 1.866.563.9200