

We plan and create today so that we can live and thrive in the future. Enhancing the community with eco-friendly homes and renewable energy infrastructure are just some ways we plan for our future generations.



Planning for our future, responsibly.

Legacy 1.0

at Coultice Drive

What's inside:

- **Proposed Community Hub on Block 13**
 - Restaurant & Bakery
 - General Store
 - Affordable Apartments
 - EV Chargers
 - Donated Community Center
 - Donated Dog Parkette
- **Updated Site Plan**
 - All of Legacy 1.0
 - More detailed view

Exciting New Updates

Learn about the next steps for Legacy 1.0 and discover the future Community Hub!

We are very are thankful for all the engagement we have had with this project over the last few months. All of your shared comments and concerns have helped to shape the Legacy 1.0 project . As we head into the next few weeks, we want to share some information with you to let you know what to expect. Very soon, we will be starting pre-construction work for Legacy 1.0 at Coultice to prepare the grounds for construction. Pre-construction will include removing the old

broken-down asphalt between the end of Coultice and the lake. It is essential that we remove this old asphalt because it has high concentrations of petroleum hydrocarbons, and it is starting to make its way into the lake. Removing it off site and away from the lake is therefore very important. We will also be removing some trees. Half the trees we will be removing are dead or at their end of life. The other half are in the way of construction.

However, each tree that we remove will be replaced with three new ones. The additions will be a more diverse set of trees that are native to the ecosystem, as the current trees in the area are not diverse enough. You will also notice that we will be fencing off the property to cut down further trespassing incidents. These are some of the main activities you can expect to see occurring in the area over the next few weeks. Now, one of the most exciting updates we have to share with you is a proposal

We are donating a $\frac{3}{4}$ acre parcel of land to a benevolent investor who will create the Community Hub!

for the end use of Block 13... James Spratley and Eco Lake Homes had promised to donate land if Legacy 1.0 got approved, and we're keeping our promise. We are donating a $\frac{3}{4}$ acre parcel of land to a benevolent investor who will create the **Community Hub**! Our original plans for Block 13 cannot be executed as partners had to withdraw from their commitment due to changes with Bill 23. However, we think you will be pleased...

WE ARE LIVE!



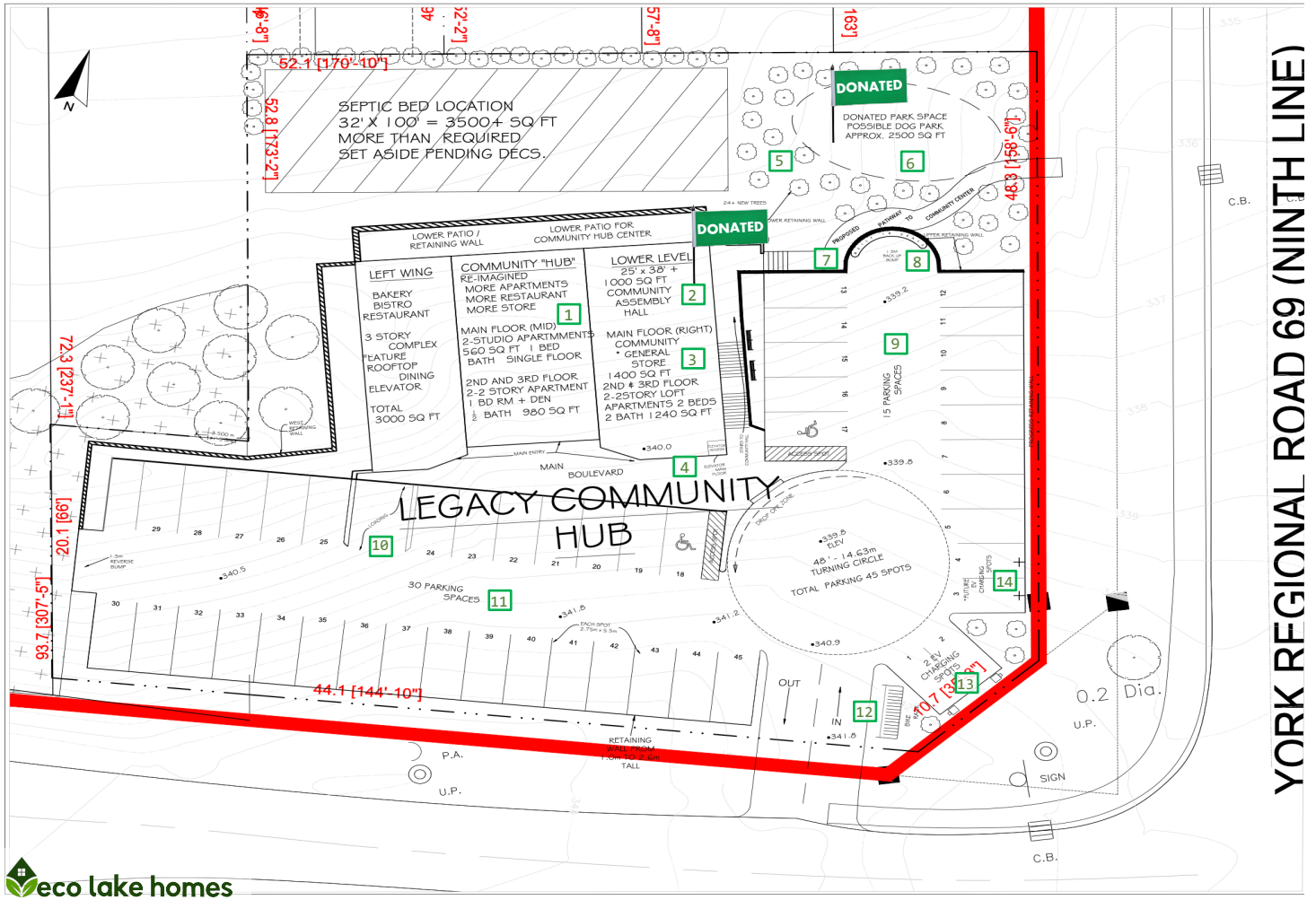
OUR WEBSITE HAS LAUNCHED:
www.ecolakehomes.com

COMMUNITY HUB PROPOSAL



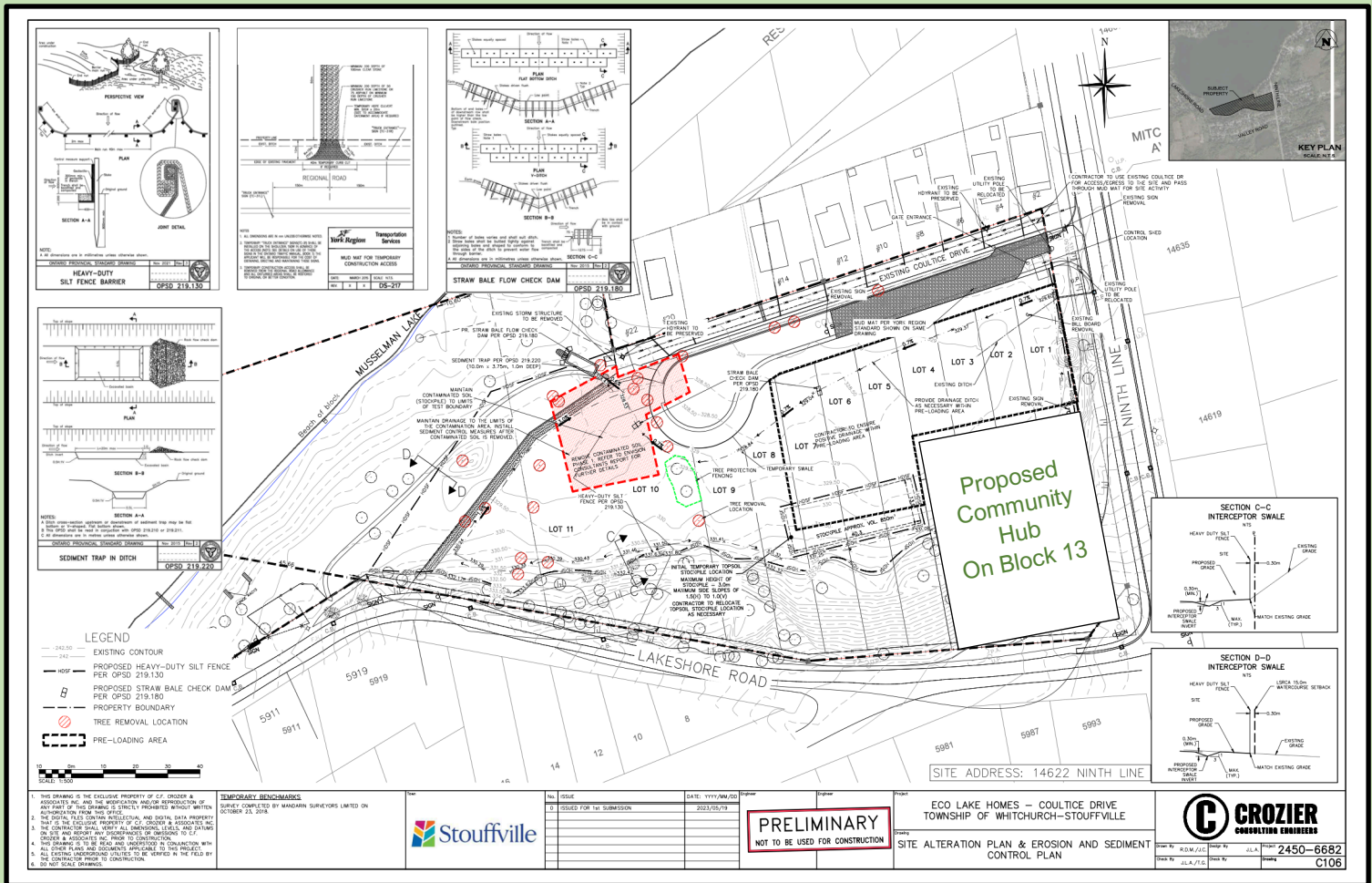
Welcome to the Community Hub!

The proposed Community Hub will feature an Italian bistro restaurant and bakery, a general store, some affordable apartments, a community centre for Musselman Lake community groups and events, as well as a parkette. The benevolent investor is donating the community centre and parkette as part of their commitment to the community for everyone to be apart of and enjoy. As parts of the development will be blocked off to limit trespassing, we are sensitive to the fact that people have a connection to the land through years of use – albiet trespassing. It is important that everyone has equal opportunities to enjoy this facility, therefore, the Community Hub and the Community Assembly Hall within it will have full accessibility through accessible parking spots, an elevator, and accessible washrooms. One aspect of the Community Hub that we are the most proud of is that the Hub will include two EV charging stations for electric vehicles at affordable rates to promote the conversion from fossil fuel to electric vehicles – bringing the first EV charging stations in the Musselman Lake area! We will also create space in the parking lot to accommodate additional EV charging stations in the future. Please see the marked up site plan below that will guide you through the various aspects of this shared facility.



- 1) An Italian bistro restaurant and bakery. Both indoor and outdoor dining for year-round enjoyment. The restaurant features rooftop balcony patio seating. Also, a few affordable apartment units ranging from 560 – 1,400 sq/ft in studio and loft styles will be available.
- 2) A Community Assembly Hall for the Musselman Lake community groups and events (DONATED).
- 3) A general store with reasonable prices for basic needs.
- 4) An elevator for accessibility.
- 5) A minimum of 24 new and diverse trees.
- 6) Park space for all (DONATED).
- 7) Safe pathway that leads to the Community Hub and front entrance of the Community Assembly Hall.
- 8) Built-in outdoor seating.
- 9) 15 parking spaces on the North-East side.
- 10) A loading dock for restaurant and bakery needs.
- 11) 30 parking spaces on the South side.
- 12) Bike racks.
- 13) Two EV charging stations for electric vehicles.
- 14) Space for an additional two EV charging stations.

LEGACY 1.0 UPDATED SITE PLAN



As we begin to put shovels in the ground, we thank you for your understanding of the development process. All permits for construction activities you will see in the next few weeks and coming months have been, and will be, obtained before any work starts. We also want to thank everyone that has come out to the June 10th community meeting to engage with us along this journey of bringing Legacy 1.0 to life. We sincerely value your input and support, and are excited to bring more eco homes to the Musselman Lake area.

In the meantime, please check out our website: www.ecolakehomes.com which has formally launched today! We are thrilled to provide another way to communicate, connect, and share more of who we are and what we do with you. On the website, you can find more detailed information about the features and benefits of Legacy 1.0 under “Current Projects”. You may also view upcoming community and Deeded Ones meetings under “Schedule”. We hope you take a moment to view our new website.

A separate newsletter for the Deeded Ones will be shared with those who have historically deeded access to Block 14 (formally Block B) which includes an introduction to two usership agreements that will be formally created at a later date. However, we will create an information piece in the near future to share with everyone regarding proper use of the parks and the Community Hub. Our top priority is your safety, followed by your enjoyment of the facility and surrounding area.