

November 9, 2021

City of Airdrie
400 Main Street
Airdrie, AB T4B 3C3

Attention: Gail Gibeau, Senior Planner

Dear Gail:

Re: Lanark NSP Amendments
Highview Communities Inc. submission to MPC on November 18, 2021

I hope this helps erase traffic circles from any future plans as they are a huge inconvenience.

Pros:

None.

Cons:

- Can't park in front of my home.

Absolutely outrageous that the planners and developers did not think about providing at least 1 spot in front of each home.

- Not being able to keep a close eye or have cameras on my vehicle at all times. Now I'm forced to park up the road or across the street and disturb neighbors.

- We as the people, play by the unwritten rule of respecting your neighbours and not parking in front of their home, but now because I was not given a stall in front of my home, because of this traffic circle, I have to park in front of my neighbors home and piss them off.

- Because I can't park in front of my home, I can't plug my vehicle in during the 8-10 months of winter we get, I will be forced to either work a deal with neighbors or boost my vehicle every morning.

- Re-sale of the home will be hard if you can't provide a stall in front of your home. We live in Alberta, nobody drives tiny cars. It's all trucks or SUVs that don't fit in these tiny 20x20 garages.

- The traffic's circle is a waste of space and money. It's completely unnecessary and not a wise way of spending money. Nobody cares about big fancy rocks and lights. Yeah it looks nice, but I'd rather see more money go into the parks and fields, then a space that nobody can hang at.

- Traffic circles are super unsafe for many reasons:

- They are used as donut and race tracks.

- Nobody ever slows down in them.

- People actually speed up in the circles rather than slow down.

- People will come to the traffic circle slowly and then speed right out of them.

- Because there's no stop signs, people walking are more at risk of getting hit.

- Traffic circles should not exist and be removed from all projects, they don't work. Going forward they should be 4 way or 3 ways stops only. They are way more safe and practical in neighborhoods.

I don't want anyone else to have to deal with the HUGE inconvenience I've been having since moving next to the traffic circle. It's been a terrible experience living next to one.

Sincerely,

Kaizar Madadi
165 Highview Gate
Airdrie, AB

November 8, 2021

City of Airdrie
400 Main Street
Airdrie, AB T4B 3C3

Attention: Gail Gibeau, Senior Planner

Dear Mr. Gibeau:

Re: Lanark NSP Amendments
Highview Communities Inc. submission to MPC on November 18, 2021

I just want to write you a note as a Canadian that was born and brought up in Europe: Roundabouts are a bad idea. We Europeans hate them. They take space from what's important, waste the mechanical parts of the cars faster, are uncomfortable, dangerous and a nuisance. I know the quantity of accidents that happened in roundabouts in Europe.

About taking unnecessary space: I cannot park my car in front of my house because of it. I always must park my car in the garage, at the back of the house all the time as I don't feel it's safe to park it where I cannot see it. No space for friends and family to park either. Delivery vehicles don't know where to park when they are bringing us packages.

And most important of all: this lack of a parking space in front of my house takes the value down of my property – not so to the neighbours that live up the street. Why should it be different for us?

Why does Airdrie have to copy the bad things Europe has? We Albertans prefer having 3 and 4 way stops. We don't live in a big avenue. We live in a smallish community in which our boulevard only intersects with one road, not 2, not 3, not 5 but one road. One roundabout in Lanark Landing is unnecessary and is a nuisance. More roundabouts will not be well received by potential settlers in this community and will certainly drive potential buyers out of our area.

Thank-you for taking time to hear us.

Sincerely,



Andreu Escuain
1024 Lanark Blvd. SE
Airdrie, AB T3A 3L6

28 October 2021

City of Airdrie
400 Main Street
Airdrie, AB T4B
3C3

Attention: Gail Gibeau, Senior Planner

Dear Gail:

Re: Endments - Highview Communities Inc. submission to MPC on November 18, 2021

I would like to take this opportunity to state my opinion on the proposed traffic circle. From my experience on the purchase of 1016 Lanark Blvd SE, Airdrie. I will go on record to state that I was mis-informed on my purchase as neither the DH representative or my real estate agent were made aware that street parking would not be permitted in front of my home. Both had indicated that parking would be permitted.

My real estate agent went over the purchase contract and nowhere did it state that there would be a parking issue. As you can well imagine that I was surprised when a no parking sign was placed not allowing me to park in front of my home. I will state up front that had this information been made available; it would have affected my decision to purchase my home.

Since moving in, there has been a serious issue with parking as everyone on the street struggles to get street parking. Secondly, due to this congestion, residence have been forced to park out back. This is caused a serious problem due to a number of vehicles break ins due to not being able to park on the street. My stepson lost a number of items from his car when it was broken into. Also, my neighbor suffered even more due to a break in on his vehicle. I feel this would not have happened had we been allowed to park on a well lite street.

Finally, I have noticed that the traffic circle does not hinder the speed demons that drive around checking out the new housing opportunities. If you have any questions, please feel free to contact me at 587-888-7211 or thru my email rodransome@hotmail.com.

Sincerely,

Rod Ransome

November 9, 2021

City of Airdrie
400 Main Street
Airdrie, AB T4B 3C3

Attention: Gail Gibeau, Senior Planner

Dear Gail:

Re: Lanark NSP Amendments
Highview Communities Inc. submission to MPC on November 18, 2021

1. Parking:

- This is one of our major concerns considering there is no parking in front of the house. It poses as a major deterrent when we have guests over and most importantly Airdrie has winter majority of the year and quick access to the house with small children is a huge challenge. Since we moved in the infancy stage there is lots of construction and therefore sometimes accessing the back alley poses has a big struggle.
- Again there are major theft/security concerns for us. Recently there was a break in in two of our neighbors cars. And one time we spotted a black traffic parked right outside the end of the back alley. When he felt spotted he drove over the playground but in the meantime our neighbor click a picture and posted in various FB community pages to alert the residents.
- Since there is less parking spots available people tend to park outside other people's houses and that sometimes does not turn out too well. This can be a huge setback for building cordial relationships and harnessing friendships within the community.

2. No parking is eventually going to also affect the investment value of our houses. Even renting the house can be a big issue considering there is no parking outside the house and eventually take a toll on the home value.

3. Currently there is not much traffic due to low occupancy but eventually things will change for the better and the need for stop signs is a must. Even now with the summers just gone by and children playing/biking around was always a major concern with the traffic. We need to make the traffic circle a safer for the resident's especially the small children.

4. Maybe the parking issue can be addressed by reducing the area allocated for the traffic circle. We all want our community to look beautiful since it makes the residents feel good and helps in pushing up the home value as well. But we have to keep I mind various other practical aspects to make it a better/easy living for the current residents and the potential home buyers later.

Please have a look at our concerns and see what best can be attributed to revising the planning of the community.

Sincerely,

Kanika Khanijo
1016 Lanark Boulevard SE
Airdrie, AB



2651 Chinook Winds Drive SW, Airdrie, Alberta T4B 0B4

403.945.4000 p 403.945.4001 f

www.rockyview.ab.ca

Date: February 4, 2022

City of Airdrie
400 Main Street SE
Airdrie, AB T4B 3C3

Attention: Gail Gibeau, Senior Planner

RE: Lanark Stage 1 NSP - Amendments

On behalf of Rocky View Schools, I am writing to support Melcor's Lanark NSP amendment application. Specifically, we are supportive of removing the previously proposed roundabout at the intersection of Lanark Gate SE and Lanark Boulevard SE.

We have experience operating schools next to roundabouts within Airdrie, namely, Herons Crossing School in Williamstown and Northcott Prairie in Hillcrest. Roundabouts are not ideal next to school sites as it is an encumbrance to the school bus parking and parent pick/up drop off operations as it reduces the road frontage of the school. Other intersection treatments (e.g., stop signs/4-way stops) are superior to slow traffic in these instances.

Since the school site in Lanark is a Rocky View School site, we would prefer to see the intersection mentioned above be stop-controlled rather than by a roundabout.

We welcome the opportunity to discuss this further and intend to be present at Municipal Planning Commission and Council to support this position.

Sincerely,

Colette Winter
Director of Operations
Rocky View Schools