

To Whom It May Concern:

This email is to advise the City of Airdrie Municipal Planning Committee about the opportunity and need in our current real estate market for permitted use carriage house suites in areas where they have been included as part of the community design options. As Airdrie's oldest and well-established local builder, we are invested in what Airdrie homeowners want and needs are when it comes to building a home and planning for their future.

What we have seen in recent years is that more and more families are amalgamating into one household or growing older together under one roof. Affordability is a challenge for many families, and this is an important way that the challenge can be mitigated. One of our most popular floor plans features a main floor bedroom with full bathroom for elderly parents who are then able to live fairly comfortably with their families, however, having the option for a carriage house would be an even more important and independent way to allow families to grow older together while still living on the same property. The idea of a carriage house suite above a detached garage allows for some independence for the person living there and would be a great fit for the following family types that we try to provide for and have a need for in our community - elderly parents, disabled adult children, young adults who aren't financially able to move out on their own, or as a way for an owner to help afford the home they otherwise may not attain. There is an incredible opportunity here to stand out as a community and offer something that is not really available in the market today. We know that the City believe in secondary suites to help mitigate the challenge of affordability, and this opportunity in Bayside, already well designed and planned for, would be easily incorporated from our perspective.

At McKee Homes, we are fully prepared to service each of these lots for a future carriage house suite should this motion be approved. What we would like to do is prep each rear garage 'pad' with a 4' frost wall foundation and run the services out to the rear of the home, so that should any homeowner choose to add a carriage house suite down the road, it would be easy enough to do so from a construction perspective. Having the security of these suites being a permitted use would allow us to market them with confidence in our sales centers to future prospective families wanting to build their forever home. To do the work and planning and tell people that they "could" or "might" have this option, would be so defeating for a buyer to later potentially be turned down for the secondary suite as a discretionary use.

Please do not hesitate to reach out to myself, Elaine McKee-Doel or Rob Doel should you have any additional questions.

Sincerely,  
Jamie McLachlin



**McKEE HOMES**

**Jamie McLachlin**

Sales Manager

*Your family home. Our family business.*



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