

From: [Karen Spence](#)
To: [Karen Spence](#)
Subject: [EXTERNAL] Concerns Regarding Proposed Development Near 700 Allen Street
Date: Monday, December 9, 2024 9:02:10 AM

From: Daniele Shannon <[REDACTED]>
Sent: Sunday, December 8, 2024 9:54 AM
To: Public Hearings <Public.Hearing@airdrie.ca>
Cc: Robb Watt <[REDACTED]>; Janelle Stroh <[REDACTED]>
Subject: [EXTERNAL] Concerns Regarding Proposed Development Near 700 Allen Street

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Dear Mr Brunen,

As the President of the Allenwood Condominium Association at 700 Allen Street, I have been asked to participate in the upcoming hearing regarding the proposed development adjacent to our townhome complex. At the last hearing, one of our board members attended but was unable to ask questions or voice our concerns.

Our owners have several concerns about how the proposed development could negatively impact our community. Specifically, we are concerned that the current proposal does not adequately address the following issues:

1. Neighbourhood Impact:

- The proposed structure does not align with the existing character of the neighbourhood.
- Increased traffic and parking congestion in an area already facing significant parking constraints.

2. Construction Phase Concerns:

- Noise, debris, and dust management during construction.
- Parking and access disruptions throughout the construction process.

3. Post-Construction Considerations:

- The lack of a mitigation plan on the north side of the proposed building. We request that our complex receive similar measures as residents on the south and west sides, including a 2.0m wood fence and dense landscaping for privacy and sound buffering.

Additionally, we would appreciate clarification on the following:

- Will there be a new road constructed, and will the off-leash green space be removed due to the proposed access from Edmonton Trail to Allen Street?
- Will the City install a noise wall along the existing berm on Edmonton Trail to mitigate

traffic noise?

Thank you for considering these concerns. We look forward to your response and an opportunity to discuss these matters further during the hearing.

Sincerely,

Danièle Shannon

President, Allenwood Condominium Association