



To:
City of Airdrie
Subdivision and Development Appeal Board (SDAB)
400 Main Street SE
Airdrie, AB T4B 3C3

Subject: Written Representation in Support of Development Permit Application PL2402430

Property Address: 201 Bayside Loop SW, Airdrie

Dear Members of the Subdivision and Development Appeal Board, I am writing as a nearby resident and as a concerned member of the community to submit my formal support for Development Permit Application PL2402430 concerning the establishment of a supportive living residence at 201 Bayside Loop SW, Airdrie.

This application pertains to the accommodation of three individuals with developmental disabilities (3PDD), with the support of two professional staff. I have had the opportunity to assess both the physical premises and the integrity of the applicant, and I submit that the proposed use is not only legally sound but also morally imperative and socially constructive.

I respectfully urge the Board to dismiss the appeal and uphold the approval of this permit, as it aligns with all applicable planning frameworks, promotes equity, and serves a pressing public interest.

I. Appropriateness of the Site and Suitability of the Premises

The subject property is a well-maintained six-bedroom detached residence, situated on a generously sized lot within a residential district. It includes a fully fenced perimeter and a garage/driveway combination that offers four private parking spaces—adequately satisfying the operational requirements of the proposed use.



There is no evidence to suggest that this supportive residence will result in over-occupancy, parking congestion, or public nuisance. In fact, the scale and structure of the property make it ideally suited for this low-impact, community-based use.

II. Compliance with the Statutory Planning Framework

The proposed development has been approved by the City's planning authority, indicating clear compliance with the Land Use Bylaw, zoning regulations, and municipal policy objectives.

The application does not involve structural modifications, does not contravene any discretionary use limitations, and adheres to all applicable density, parking, and land use criteria. It is worth underscoring that the use of a residential property for the care of three persons with developmental disabilities under supervised living is explicitly permitted within the existing framework.

To revoke the permit on grounds that are extraneous or unsupported by planning law would constitute a departure from lawful administrative practice.

III. Evidence of Procedural Fairness and Public Consultation

The applicant has demonstrated exemplary diligence in engaging with the community. Specific steps undertaken include:

- Issuing formal written notice to 120 neighbouring households;
- Hosting a virtual information session to field public queries;
- Posting a clearly visible site notice, as per the City's procedural requirements.

This demonstrates that the applicant has acted transparently and in good faith, offering neighbours every opportunity to engage and respond. Any allegations of concealment, insufficient notice, or disregard for community input are plainly unfounded.



IV. Consideration of Objections and Their Legal Weight

It is acknowledged that certain residents have submitted objections to this application. However, in assessing those objections, the Board must distinguish between valid planning considerations and objections rooted in subjective discomfort, speculative fears, or implicit bias.

Canadian planning law is clear: appeals must be adjudicated on the basis of evidence, material impact, and conformity to planning instruments. To give weight to concerns which are based on stigma or unverified assumptions—particularly regarding individuals living with disabilities or the race of the applicant—would be both procedurally improper and contrary to principles of natural justice.

Indeed, any appearance of discriminatory motivation should be viewed with the utmost caution, particularly in light of the applicant's background as a Black Canadian and the vulnerable status of the intended residents.

V. Public Interest, Equity, and the Role of the Board

This residence serves a vital social function—providing safe, stable, and supported housing for individuals who are often marginalized in traditional residential settings. There is an increasing need, across Alberta and Canada more broadly, to support inclusive housing options within integrated communities.

The SDAB has not only a legal obligation to assess land use appeals fairly, but also a social responsibility to advance inclusive development. Upholding this permit is consistent with the values enshrined in both municipal policy and provincial human rights legislation.

This application poses no harm to the fabric of the neighbourhood; on the contrary, it strengthens it by affirming that compassion, diversity, and lawful development coexist in the City of Airdrie.



VI. Conclusion and Request for Upholding of the Permit

In light of the above, I respectfully submit that the permit for Development Application PL2402430 be upheld in full, on the following grounds:

- The property is structurally and functionally suited to the proposed use;
- The application complies fully with the City's planning and zoning regulations;
- The applicant engaged the public responsibly and in accordance with municipal requirements;
- No compelling evidence has been brought forward to warrant overturning the approval;
- The proposed development is consistent with the public interest and principles of equity and inclusion.

I thank the Board for its careful deliberation and trust that it will apply the law impartially and with sensitivity to the values that underpin our community.

Respectfully submitted,

Kelvin Waka
30 Bayside Parade SW, AIRDRIE
Tel : [REDACTED]
Date: 23rd June 2025