

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

Subject: Support for Development Permit Application PL2402430 – 201 Bayside Loop SW

Dear Members of the Subdivision and Development Appeal Board,

My name is **Sunkanmi Ayenimo**, and I am writing to express my full and respectful support for the approval of **Development Permit PL2402430** for a supportive living residence located at **201 Bayside Loop SW**, Airdrie. As a community-minded individual who supports equity, inclusive development, and lawful planning practices, I believe this application fully merits approval on both legal and moral grounds.

The permit in question seeks to establish a residence for **three (3) individuals with developmental disabilities**, supported by **two professional staff** in a six-bedroom home. Based on the facts available and my review of the application, I believe the following points support upholding the permit in full:

1. Zoning Compliance

The proposed use — Supportive Housing, Limited — is a **discretionary use** under the City of Airdrie's **Land Use Bylaw B-01/2016**, as amended by **Bylaw B-33/2024**, and is therefore entirely permissible within the current zoning.

2. Definition Alignment

The proposed occupancy of **three residents with disabilities** fits squarely within the definition of "Supportive Housing, Limited" (3–5 individuals), making the permit fully compliant by design.

3. No Structural Changes

There are **no structural modifications** planned to the property, maintaining the integrity and appearance of the existing residential dwelling.

4. Parking Requirements Exceeded

With **four on-site parking stalls** provided for **two staff**, the applicant exceeds the minimum parking requirements outlined in the Land Use Bylaw.

5. Public Engagement Conducted

The applicant engaged the community through:

- **120 mailed notices** to nearby homes;
- A **virtual meeting** attended by **nine families** on October 15, 2024;
- Posting a **visible notice** on the site.

These actions meet and exceed expected public consultation standards.

6. No Negative Neighborhood Impact

There is **no credible evidence** that the proposed residence will cause parking congestion, noise, over-occupancy, or diminish the residential character of the neighborhood.

7. Response to Prior Concerns

The applicant has **demonstrated flexibility** and good faith by modifying the application to:

- Reduce the number of residents to 3;
- Limit staff to 2; and Install a **privacy screen** for adjacent neighbors.

8. Alignment with City Policy

This development aligns with the City of Airdrie's strategic goal of **inclusive and integrated community living** and supports broader efforts to meet housing needs for individuals with disabilities.

9. Development Authority Approval

The **City's planning authority has already approved** this permit, affirming that the application is consistent with all relevant regulations.

10. No Valid Grounds for Appeal

Opposition based on fear, discomfort, or personal bias — including objections based on race or disability — are **not valid planning grounds** under Canadian law and should not be entertained in the decision.

11. Procedural Fairness Followed

The applicant has demonstrated **transparency, compliance, and good faith** at every step of the process.

12. Community Support Exists

There is documented support from neighbours, and more voices like mine stand in favour of this respectful and lawful initiative.

13. Human Rights and Equity

As a society, we are bound to uphold **principles of dignity, equity, and inclusion**. Any attempt to overturn this permit on the basis of race, disability, or social status would not only be unjust — it would contradict the **Alberta Human Rights Act** and our shared values as Canadians.

Final Request

I respectfully urge the SDAB to **uphold Development Permit PL2402430** and ensure that this decision is made based on **planning merit, legal compliance, and respect for human dignity**. Let us not allow decisions to be swayed by race, colour, disability, or fear — but rather by truth, law, and the values of inclusion and compassion. Thank you for your time, consideration, and commitment to a fair and principled planning process.

Submission of Sunkanmi Peter Ayenimo (received June 24, 2025)

A handwritten signature in black ink, appearing to be 'Sunkanmi Ayenimo', written over a horizontal line.

Sincerely,

Sunkanmi Ayenimo

201 Bayside Loop SW, Airdrie. T4B 3W7

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