



June 24th, 2025

To:

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

Subject: Director Representation in Support of Development Permit Application PL2402430

Property Address: 201 Bayside Loop SW, Airdrie

Dear Members of the Subdivision and Development Appeal Board,

As the Director and proponent of the supportive living residence proposed at 201 Bayside Loop SW, Airdrie, I am writing to formally express my request for Development Permit Application PL2402430 and to provide a direct perspective on the intent, compliance, and community benefit of this project.

This application seeks to provide a safe, stable, and inclusive home for **three(3) individuals with developmental disabilities**, supported by **two trained staff members**. The property is a six-bedroom detached home located on a large residential lot, featuring a fully fenced yard and **four on-site parking stalls**—more than sufficient for staff and occasional visitors.

Commitment to Compliance and Community Standards

This project is fully compliant with the **City of Airdrie Land Use Bylaw B-01/2016, as amended by Bylaw B-33/2024**, which explicitly permits “**Supportive Housing, Limited**” as a discretionary use in residential zones. The bylaw defines this use as housing that accommodates **3 to 5 individuals** who require assistance in daily living—directly aligning with the nature and scale of our proposal.

The Bylaw also mandates a minimum of **one on-site parking stall per staff member**—a requirement we exceed by providing **four parking stalls** for just two staff. Furthermore, our initiative involved proactive public engagement with over 120 nearby homes, in accordance with the bylaw’s **encouragement of pre-application neighbourhood outreach within a 60-metre radius**.

No structural modifications are proposed, and the home’s residential character remains intact. There is no conflict with any applicable land use, density, or parking regulation.

Meaningful Public Engagement

In keeping with the City’s guidance and in a spirit of transparency, we undertook meaningful public consultation in advance of the permit submission:

- **Mailed notices** were delivered to approximately **120 nearby homes** in September 2024;
- A **virtual information session** was hosted on October 15, 2024, attended by nine local families;
- A **visible site notice** was posted as required by the City.

During the session, we shared key updates addressing concerns raised in a prior application, including the **reduction of residents and staff**, and the installation of a **privacy screen** to ensure minimal disruption to adjacent properties.

Appeal for Fair and Impartial Review

We are fully aware that some objections have been raised against this development. However, we respectfully implore the SDAB to ensure that its decision is based solely on the merits of the application and **in accordance with planning law**—not influenced by **race, colour, disability, or fear-based assumptions**.



As a **Black Canadian** leading an organization committed to inclusive and community-based care, I must acknowledge the unfortunate reality that bias on disability/supportive living —whether explicit or subtle—can surface in public discourse. This cannot and must not shape the outcome of a lawful land use application that complies fully with the City’s regulatory framework.

A Vital and Compassionate Project

This home will provide a much-needed opportunity for individuals with developmental disabilities to live with dignity and support, integrated within the broader community. It represents the kind of inclusive, people-first development that cities across Canada are working to encourage. There is **no evidence** that this project will cause harm to the neighborhood. On the contrary, it will **enrich** it—by upholding values of equity, care, and lawful progress.

Conclusion

In closing, I respectfully request that the SDAB **uphold the approval** of Development Permit PL2402430 on the following grounds:

- The application is fully compliant with all applicable planning and zoning laws;
- The property is physically and operationally suited for its intended use;
- Community outreach was conducted in good faith, and concerns have been addressed;
- The permit serves a legitimate public interest and promotes social inclusion;
- Most importantly, the review and decision must be **guided by law**, not **prejudice**, fear, or discrimination.

Thank you for your time, your service to the community, and your commitment to a fair and just process.

Sincerely,

Juliet O. Ayenimo, B.Sc, BN, RN

Executive Director

JulieCare Homes Inc , www.juliecarehomes.com
201 Bayside Loop SW | Airdrie AB T4B 3W7 | Canada
juliet.o.ayenimo@juliecarehomes.com



A handwritten signature in blue ink that reads "Juliet". The signature is stylized, with a large, flowing 'J' and a cursive 'L'.

September 20th, 2024

Dear Bayside Estate Neighbours,

Re: Introduction and Community Engagement – Juliecare Homes

I trust this letter finds you well. My name is Mrs. Juliet Ayenimo, and I am thrilled to announce the establishment of Juliecare Home within our community. Juliecare at Bayside Estate will serve as a caring and supportive residence for three (3) persons with developmental disability. Community engagement is paramount to us; we believe in fostering open communication with our neighbours. As such, we would like to provide you with an overview of Juliecare's objectives and invite you to share your thoughts, concerns, or suggestions. We value the perspectives of our neighbours and want to ensure that our presence enhances the community spirit.

About Juliecare Home:

- **Mission:** Our mission is to provide needy people with supportive, and family-like environment.
- **Services:** Juliecare will offer home living supports, community access supports, recreational activities, transportation supports, and emotional well-being programs.
- **Staff:** Two (2) dedicated and trained staff will work collaboratively to meet their needs with compassion and professionalism at all time (night and day shifts)
- **Parking:** 4 Parking spaces (2 in the garage, and 2 on the drive way)

Community Engagement Session: To facilitate open dialogue, we invite you to a community engagement session via a Zoom platform on October 15, 2024 at 6:30pm – 7:30pm. This will be an opportunity to:

- Learn more about Juliecare's mission, values, and operational practices.
- Address any questions or concerns you may have.
- Provide feedback or suggestions for a positive integration into the neighbourhood.

Your Input Matters: Your insights are invaluable, and we want to ensure that Juliecare becomes an asset to the community. If you cannot attend the community engagement session, please feel free to reach out via juliet.o.ayenimo@juliecarehomes.com to share your thoughts. We look forward to building strong connections within our neighbourhood and working together to create a supportive community for all.

Microsoft Teams

Meeting ID: 296 014 044 778

Passcode: atcVFC

Thank you for your time and consideration.

Sincerely,

Juliet O. Ayenimo, B.Sc, BN, RN

Executive Director

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COMMUNITY ENGAGEMENT FOR JULIECARE HOMES INC **PROVIDING CARE SUPPORT SERVICES FOR INDIVIDUALS WITH DEVELOPMENTAL DISABILITIES**

MRS. JULIET AYENIMO, B.SC,BN,RN
EXECUTIVE DIRECTOR



RESPECTFUL COMMUNICATION

- We are excited to share our vision for the establishment of Juliecare Homes in Bayside Loop, Airdrie.
- We encourage everyone to participate and ask questions
- The meeting shall be recorded and we implore everyone to respect one another
- Unkind words will not be tolerated
- Everyone opinion will be noted, and respected



AGENDA

- Brief overview of Juliecare Homes.
- Provide some understanding of what Developmental Disabilities means
- Our Services
- Benefit of Juliecare Homes to the community
- Addressing Concerns and Questions you may have



BRIEF OVERVIEW OF JULIECARE HOMES

BAYSIDE LOOP AIRDRIE



JULIECARE HOMES

- Juliecare Homes is dedicated to providing high-quality care and support services for individuals with developmental disabilities .
- Our aim is to create a nurturing environment that promotes independence and enhances the quality of life for our residents.
- Juliecare at Bayside Estate will serve as a caring and supportive residence for three (3) persons with developmental disability
- Juliecare is licenced, insured, and registered here in Airdrie
- The Persons with Developmental Disabilities (PDD) program helps eligible adults to plan, coordinate and access services to live as independently as they can in their community



UNDERSTANDING DEVELOPMENTAL DISSABILITIES

- Having a developmental disability means an individual may need help to learn new things and assistance with day-to-day activities.
- To be eligible for PDD you must have a developmental disability before you were 18 years old.
- This means you may have had a disability from birth or one happened while you were growing up.



OUR SERVICES



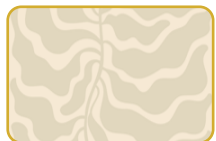
Residential Care



Day Programs & Transportation



Skill Development



Social and Recreational Activities

OUTCOME

- Juliecare will work with the parent/guidance to assess the skills they have learned and do at Juliecare home such as housekeeping, social skills, hygiene, making decisions and safety in order to live independently as much as possible.
- The duration of the PDD stay at Juliecare home will be determined by the AHS Case manager



PDD IMPACT ON INDIVIDUALS AND FAMILIES



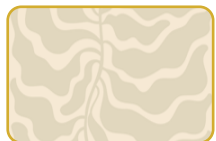
Challenges



Emotional Toll



Strength and skills



Isolation

- PDD often have challenges with Daily living activities, communication, social interactions, and academic performance
- Family may experience stress taken care of their PDD
- Many individuals with developmental disabilities possess unique skills and perspectives which needs to be enhanced
- Person with developmental disability often feel isolated from the community



BENEFIT OF JULIECARE TO THE COMMUNITY

Increased Awareness and Understanding

- **Education:** By having a dedicated facility, the community can learn more about developmental disabilities, and this promote empathy and reducing stigma on PDD

Family Support

- Families of individuals with developmental disabilities will have access to much-needed support within the community
- **Resources and Networking:** Families can connect with one another, sharing experiences and support, thus reducing feelings of isolation

Economic Impact:

- **Job Creation:** Establishing Juliecare Homes will create direct employment opportunities for community caregivers, administrative staff, and support personnel, boosting the local economy.
- **Local Business Support:** Collaboration with community services such as medical clinic, nutritionist, dental clinic, etc



CONCERN & QUESTIONS

IDEAS



THANK YOU

EXECUTIVE DIRECTOR- MRS JULIET AYENIMO B.SC., BN,RN

Juliet.o.ayenimo@juliecarehomes.com

www.juliecarehomes.com



Submission by Applicant, received June 25, 2025

	Bayside loop		BAYSIDE PR SW	BAYSIDE RD SW	BAYSIDE RD SW	Bayside drive
	Old	Even	38	2194	2193	1370
1	245	226	34	2198	2197	1366
2	241	222	30	2202	2201	1362
3	237	218	26	2206	2205	1358
4	233	214	22	2210	2209	1354
5	229	210	18	2214	2213	1350
6	225	206	14	2218	2217	1346
7	221	202	10	2222	2221	1342
8	217	198	6	2226	2225	1338
9	213	102	2	2230	2229	1334
10	209	106		2250	2233	1330
11	205	110		2254	2237	
12	201	114		2258	2241	
13	197			2262	2245	
14	193			2266	2249	
15	189			2270	2253	
16	185			2274	2257	
17	181			2278	2261	
18	177			2282	2265	
19	173			2286	2269	
20	169				2273	
21	165				2277	
22	161				2281	
23	157				2285	
24	153				2289	
25	149				2293	
26	145				2297	
27	141				2301	
28	137				2305	
29	133				2309	
30	129				2313	
31	125					
32	121					
33	117					
34	113					
35	109					
36	105					

June 24th, 2025

To Whom It May Concern,

Summary of Public Engagement for Development Permit – 201 Bayside Loop SW, Airdrie

This letter summarizes the public engagement activities conducted in support of the development permit application for the supportive living residence located at 201 Bayside Loop SW, Airdrie.

In alignment with the City of Airdrie's expectations for community involvement, meaningful outreach was undertaken in September and October 2024 to inform and engage nearby residents. The following steps were carried out:

1. **Mailed Notices:** In September 2024, notification letters were mailed to approximately 120 nearby homes, providing an overview of the proposed development and inviting residents to a public meeting.
2. **Virtual Public Meeting:** A video conference was hosted via Microsoft Teams on October 15, 2024, from 6:30 p.m. to 7:30 p.m. Approximately nine (9) families attended the session. During the meeting, Juliet presented updates and responded to questions from the community.
3. **Site Signage:** As per the City's requirements, a visible public notice was posted on the property to ensure local residents were aware of the proposed application and how they could participate.

During the public meeting, Juliet outlined key changes made to the proposal since the previous permit application was denied. These include:

- A reduction in the number of Persons with Developmental Disabilities (PDD) residents to **three (3)**;
- A reduction in staffing to **two (2)** support workers;
- **Four (4)** on-site parking stalls, which exceed the requirement for two staff members and help mitigate concerns about street parking or traffic congestion;
- The installation of a **privacy screen** along the property line adjacent to neighbors to address concerns related to sightlines and personal privacy.

These proactive engagement measures reflect our ongoing commitment to transparency, inclusiveness, and responsiveness to community concerns. We appreciate the opportunity to continue working collaboratively with the City and local residents as this project moves forward.

Thank you for your time and consideration.

Sincerely,

Juliet O. Ayenimo, B.Sc, BN, RN

Executive Director

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