

SUBDIVISION AND DEVELOPMENT APPEAL BOARD – AGENDA REPORT

Meeting Date: 03 July 2025

Subject: Appeal of Change of Use Development Permit Approval
(File no. PL2402430)

Boards Routed Through: N/A

Date: 24 June 2025

Issue:

The Subdivision and Development Appeal Board (“SDAB”) is being asked to make a decision on an appeal against the conditional approval of Development Permit PL2402430. This application sought a Change of Use to develop a Supportive Housing, Limited at 201 Bayside Loop SW, Airdrie, AB.

BACKGROUND:

Application Overview

On November 4, 2024, the City of Airdrie (the City) received a Change of Use development permit application for a Limited Supportive Housing development at 201 Bayside Loop SW, Airdrie, AB. The property is districted R1, Single Detached Residential District, and the proposed use is listed as a Discretionary use in the district.

The full application package, including initial public engagement plans and notification letter, is attached to this report as Attachment 1.

The proposed development will provide long-term accommodation, support, and supervision for up to three adults with developmental disabilities in the existing two-storey detached dwelling, which has six bedrooms, three bathrooms, a kitchen, dining area, and living room. No renovations are planned. Two on-site employees will work in pairs across two 12-hour shifts: 7:00 a.m. to 7:00 p.m. and 7:00 p.m. to 7:00 a.m.

Prior to submitting the application, the applicant undertook two community engagement exercises. First, a letter was mailed to residents within a 60-metre radius of the property, outlining the proposed development, the intended residents and services, staffing details, parking arrangements, and contact information for the operator. Second, on October 15, 2024, the executive director hosted a Zoom meeting to facilitate open dialogue and address community questions and concerns.

The file manager deemed the application complete and a Notice of Complete Application

was issued on December 5, 2024. The application was then circulated for internal and external review. A copy of the Notice of Complete Application is included as Attachment 2.

A Summary of Circulation Comments was compiled and issued to the applicant on February 13, 2025. Additional information about parking stall provisions, available amenity space, visiting arrangement, and updated fire safety plan was requested by the file manager. Copies of the Summary of Circulation Comments and the applicant's response emails are included as Attachment 3 and Attachment 4, respectively.

The application was conditionally approved on May 20, 2025, based on the merit of application submission details, compliance with the City of Airdrie Land Use Bylaw No. B-01/2016 (the "LUB"), meeting the general intent of applicable planning policy direction, and circulation comments and recommendations being resolved to the satisfaction of the Development Authority.

The Notice of Decision and Conditions of Approval (Attachment 5) were issued and advertised in accordance with the Land Use Bylaw. Written notice was mailed to property owners within 60m radius of the subject property. The legislated 21-day appeal period started on May 20, 2025, and concluded on June 10, 2025. A copy of the Notification Letter and a map denoting the 60m radius is attached as Attachment 6.

A development permit for a supportive housing limited use was previously denied by the Subdivision and Development Appeal Board on August 9, 2023. That application proposed housing for four clients and four staff members in one shift. Pursuant to Section 2.4.8(1) of the Land Use Bylaw, another application for the same or a similar use on the same parcel is not permitted within six months of the refusal. It has been 15 months since that decision was issued, which allows Administration to review the current application and render a decision.

Location / Land Use District Context

The subject property is located at 201 Bayside Loop SW, Airdrie, AB in the community of Bayside Stage 1. A combined Land Use / Location Context map is provided below.

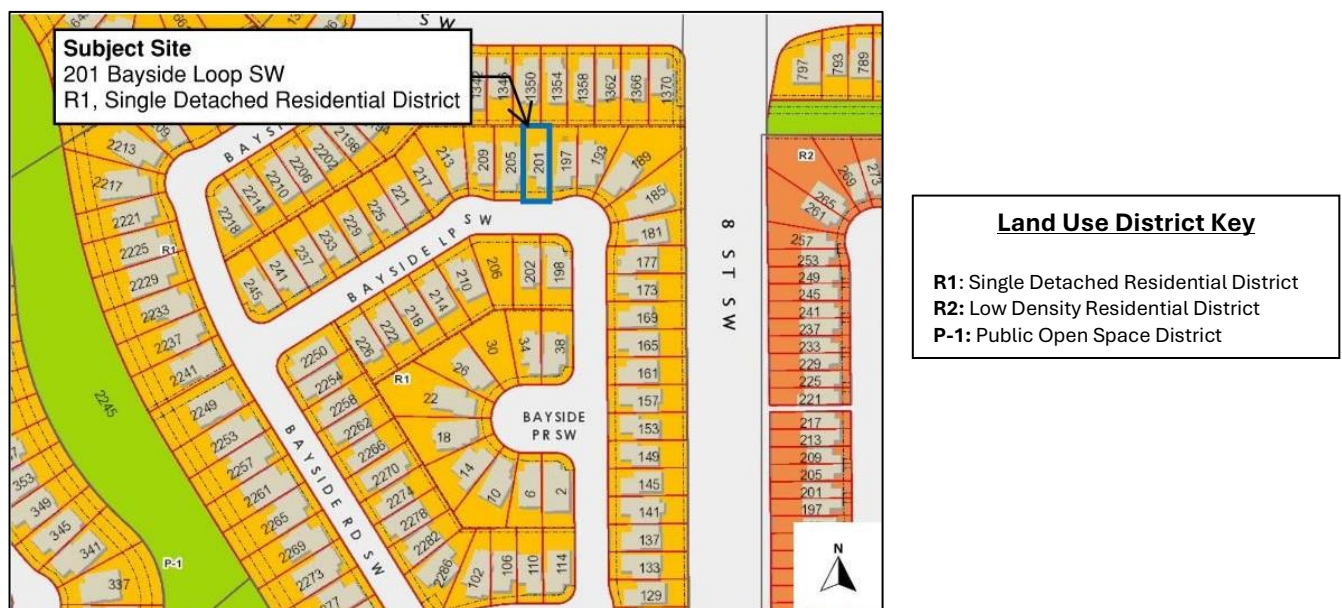


Figure 1: Land Use / Context Map

The subject property is zoned R1, Single Detached Residential District and is 402.4m² in size and is currently developed with a single detached dwelling with a two-car attached garage accessed from front street (Bayside Loop SW). The surrounding properties are all residential in nature. The site is surrounded by the same 'R1, Single Detached Residential

District' properties to the north, east, and west and the 'Bayside Loop SW' street to the south.

THE NOTICE OF APPEAL

Two notices of appeal against the Development Authority's approval decision were received by the SDAB clerk on June 9 and 10, 2025. The appellants are residents of the community who live within the 60m notification radius. Two copies of the notice are included as Attachment 7.

The appeal hearing was scheduled for Thursday, July 3, 2025.

The appellants believe that the location is not suitable for a Support Housing, Limited use, and provided a list of potential negative impacts this use may have in the neighbourhood. A compiled list of concerns can be seen below:

- Insufficient Public Engagement

Administration's Response: While not a requirement to apply, applicants are strongly encouraged to conduct at least one public engagement event. The applicant provided a completed "Public Engagement Expectation Worksheet" form with a copy of the Introduction and Community Engagement letter outlining the business proposal and the community engagement plan, including an online meeting, as well as the business operator's contact information. The applicant also submitted a list of properties that were mailed the Introduction and Community Engagement letter. This information was attached to the initial application.

- Parking Issues

Administration's Response: As stated by the applicant, the residents will be adults with developmental disability and will not be car drivers. The applicant also states that no planned or occasional drop-in visits are permitted. Parking for two staff members can be accommodated on-site in either the garage or the front driveway. Tandem parking is also allowed for Supportive Housing, Limited use.

- Traffic and Accessibility

Administration's Response: There is no expectation of frequent visits to the property. It is anticipated that any occurrences requiring emergency vehicles will be in line with that of the average dwelling in the community. Therefore, the proposed development is not anticipated to impact traffic volumes on the street.

The property is within walking distance of many amenities, including neighbourhood commercial, a neighbourhood park (Sandpiper Park), a community outdoor rink, and an amenity canal. The nearest bus stop is approximately 550–560 meters from the property. While this exceeds the ideal 400-meter guideline, it remains within a walkable distance for most individuals.

- Privacy Concern

Administration's Response: A privacy screen has been installed along the deck, and trees have been planted in the rear yard, addressing part of the concern. Residents will also have access to a private amenity space in the fenced backyard.

- Permit Process and Conditions

Administration's Response: While the Municipal Government Act and City of Airdrie procedures require timely notification, a 3-day delay may still fall within acceptable administrative practice.

The maximum number of residents/clients and support staff on site have been listed in the conditions of approval. A change of residents or staff number shall require a

new development permit.

The applicant has confirmed that the homeowner's family will not live in the house once the development is approved. Although the Land Use Bylaw B-01/2016 doesn't restrict Single Detached Dwelling and Limited Supportive Housing developed on the same property, the development permit was approved based on the proposed information, so any changes to the intensity of the development requires approval by the Development Authority.

ALIGNMENT WITH THE CITY OF AIRDRIE LAND USE BYLAW B-01/2016:

The purpose of Land Use Bylaw No. B-01/2016 (the "LUB") is to regulate and control the use and development of land and buildings within the City of Airdrie. The Current Planning Department evaluates development permit applications for regulatory compliance and compatibility with the surrounding neighborhood, as well as potential impacts on neighbouring properties.

A list of all the relevant regulations used to evaluate this application is attached as Attachment 8.

ANALYSIS OF THE SUPPORTIVE HOUSING, LIMITED REGULATIONS:

The principal use of the subject property is single-detached dwelling, which is a permitted use in the R1 District. The proposed Supportive Housing, Limited use is considered a discretionary Change of Use from a Single Detached Residential on the site. Administration reviewed the application and found that it aligns with the intent of the regulations contained in the LUB.

Section 6.24 Supportive Housing

1) Additional Submission Requirements for Development Permit Applications

The applicant provided a completed "Public Engagement Expectation Worksheet" form complete with a copy of the Introduction and Community Engagement letter outlining the business proposal and the community engagement plan, including an online meeting, as well as the business operator's contact information..

2) Integration of Supportive Housing with Other Uses

The proposed development will be located in an existing Single-Detached Dwelling, a permitted use in the R1 District.

3) Consistency with Residential Character

No structural or architectural renovations are proposed, so the dwelling's residential appearance and character will remain unchanged.

4) Compliance with Residential District Standards

The proposed development doesn't change the development dimensional requirements by the land use district for the existing single-detached residential development.

5) Proximity to Similar Developments

The City's database shows no approved supportive housing near the subject property. There are five approved secondary suites, one approved home business (closed in 2023) and one child care (dayhome) on the same street. See Attachment 9 for maps.

6) Restrictions on Co-Development with Other Uses

The proposed development will not be developed on the same site as a Hostel, Bed and Breakfast Establishment, Home Business General or Major, Child Care Facility,

or Accessory Suite. None of these uses are currently approved on property.

7) Specification of Maximum Residents and Staff

The proposed development will provide long-term accommodation, support, and supervision for up to a total of three (3) adults with up to two (2) support staff at one time in the existing two-storey detached dwelling. This is documented as a condition of approval of the Development Permit.

The Change of Use development permit application provided all the required information to the satisfaction of the Development Authority. After a thorough review, the Development Authority made the decision on the proposed development.

The application was submitted in November 2024, prior to the adoption of new regulations by Council. Accordingly, the primary review was conducted based on the rules in effect at the time of submission. Nonetheless, a secondary review was completed under the current regulations, and the application was still found to be in compliance.

Alignment with City Policies

The proposal for Supportive Housing, Limited at 201 Bayside Loop SW was found to comply with the general intent of the Airdrie City Plan, AirdrieONE Sustainability Plan, the Land Use Bylaw, and other guiding policies of the City of Airdrie.

AirdrieOne Sustainability Plan

The applicant meets the sustainability goals of the AirdrieOne Plan, namely:

1. Economic Prosperity:
 - Attracting and retaining diverse employment opportunities.
 - Increase job opportunities and access to workplaces.
2. Built Environment:
 - Facilitating development that uses less infrastructure.
 - Offering diversity housing options for various ages, incomes and lifestyles.
3. Socially Sustainable Communities:
 - Creating safe and caring communities.

The Airdrie City Plan

Chapter 6 (Community Design & Development) of the Plan sets the tone for the desired planning and built form in Airdrie. It can be shown that the proposed Supportive Housing, Limited, generally meets the chapter's goal to: "Enhance the social, environmental and fiscal sustainability of Airdrie by creating healthy, livable and complete communities."

To meet this goal, any planning and development application should respect the following objectives:

- Promote the concept of compact urban form as a means of optimizing existing infrastructure, promoting efficient use of land and resources, and protecting open space and environmental areas.
- Ensure neighbourhoods are designed to be accessible and connected for all age groups and travel modes.
- Ensure neighbourhoods are well-designed and offer a range of housing options to meet a broad range of needs.

The proposed application aligns with these objectives by utilizing existing services and

facilities in an established neighbourhood. Doing this will preserve additional land from development to accommodate this use. The Subject Site is located in a residential neighbourhood that is connected to the rest of the city with residential roads and a pathway system. This residential setting and level of connectivity offers the residents opportunities to thrive in a developing neighbourhood with access to public amenities.

Planning Considerations & Reasons for Approval:

The Land Use Bylaw regulates the use of property, not the occupants. It doesn't consider factors like age, race, background, income, lifestyle. Noise and nuisances are managed through the Community Standards Bylaw B-09/2012, ensuring that all residents are held to the same expectations of community conduct.

The applicant does not have an Airdrie Business License yet, as it is issued after the change of use development permit. The business has applied for a business license at 201 Bayside Loop SW (file no. LC2300741).

It is important to note that the City of Airdrie does not oversee external approvals from Alberta Health Services or other regulatory bodies. Applicants are responsible for obtaining all necessary permits and inspections before beginning operations.

The Development Authority ensures smart growth and good design, considering the merits of the application, policy direction, and the Land Use Bylaw.

The Development Officer's decision to approve the Change of Use development permit application PL2402430 for a Supportive Housing, Limited at 201 Bayside Loop SW was based on the following considerations:

- **Policy Alignment:** The proposed use of the site for supportive housing aligns with the intent of higher-level policy documents and the regulations of LUB, as amended.
- **Reduced Intensity:** Compared with the previous application, this development has significantly reduced the intensity of use by decreasing the residents from four (4) to three (3) and support staff from four (4) to two (2). Additional screening were also completed to enhance privacy.
- **Community Need:** Airdrie has a deficit of housing types serving vulnerable people in our community. This development directly addresses that gap by offering stable, supportive housing in a safe, residential setting.

Shengxu Li
Planner II

Presenter:	Shengxu Li
Department:	Current Planning
Reviewed by:	Gail Gibeau, Team Leader, Current Planning
Attachments:	Attachment 1: Application Submission Package Attachment 2: Notice of Complete Application Attachment 3: Circulation Summary Report Attachment 4: Applicant's Responses (emails) Attachment 5: Notice of Decision Attachment 6: Notification Letter & 60m Radius Map Attachment 7: Notice of Appeal Attachment 8: Applicable LUB Sections Attachment 9: Results of Accessory Uses

CITY OF
AIRDRIE**Supportive Housing**
Application for Development Permit**Property Information****Municipal Address (if applicable)**

201 Bayside Loop SW

Legal Description (all/parts of)

Lot 39

Block 6

Registered Plan 1313368

Development Proposal

Existing Use Residential

Proposed Use Supportive Living

Authorization & Consent☒ **Use of Information**

I hereby consent to the use of information included in this application for promotional purposes, news, research and/or educational purposes.

☒ **Right of Entry**

I authorize Planning Department staff to access my property for the purposes of evaluating this application.

Declarations**Name of Applicant:**x AAYENIMO OLUMBUCA TO JULIET**Signature of Applicant:**x Date: 10/31/2024**Application Info (for office use only)**

DP #

PL2402430

Fees \$

350.00 pd

Receipt #

Date

Approved By

☐ CISG / ☐ DO / ☐ SDAB

Refused By

☐ CISG / ☐ DO / ☐ SDAB

Permit Issuance

Permit Expiry

Applicant

Name Mrs Juliet Ayenimo

Business Name Juliecare Homes

Mailing Address 201 Bayside Loop SW

City Airdrie

Province Alberta

Postal Code T4B 3W7

Phone 403-624-0061

Email (required) juliet.o.ayenimo@juliecarehomes.com

Registered Landowner (if not the applicant)

Name Mrs Juliet Ayenimo

Business Name Juliecare Homes

Mailing Address 201 Bayside Loop SW

City Airdrie

Province Alberta

Postal Code T4B 3W7

Phone

Email (required) juliet.o.ayenimo@juliecarehomes.com

NOTE: A Business License and Building Permit may also be required.

The information on this form is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act and the Land Use Bylaw. It is used solely for Planning, Engineering, Economic Development, and Assessment/Taxation purposes. Questions on collecting this information can be directed to the Team Leader, Current Planning Department at 400 Main Street SE, Airdrie, Alberta, T4B 3C3, telephone 403-948-8832.

See reverse for application requirements



Supportive Housing Minimum Application Requirements

Item	Format Requirements
<input checked="" type="checkbox"/> Application Fee	See the current Planning Fee Schedule
<input type="checkbox"/> Authorization Letter	An original letter of authorization from the registered landowner. (if the applicant is not the landowner)
<input checked="" type="checkbox"/> Certificate of Title(s)	One copy of the property Certificate of Title dated no later than 30 days from the date of the application. For a copy of the Certificate of Title(s), visit the land titles website at www.spin.gov.ab.ca or visit a local registry office.
<input checked="" type="checkbox"/> Site Plan	8.5" x 11" or 11" x 17" sized plan showing (dimensions in metric): <ul style="list-style-type: none"> • Location and size of all buildings on the property and specific location of the bay/unit within the subject building that the use will occupy. • Parking stalls
<input checked="" type="checkbox"/> Floor Plan(s)	8.5" x 11" or 11" x 17" sized set showing (dimensions in metric): <ul style="list-style-type: none"> • The layout of the interior and exterior walls and identification of all proposed and existing rooms on all floors, their uses, floor area, and TOTAL floor area. • All doors, stairs, and window locations.
<input checked="" type="checkbox"/> Business Description	A brief description of the business, including: <ul style="list-style-type: none"> • Overview and history. • Number of clients (maximum occupancy). • Level of care, safety, and supervision provided to clients. • Number of employees and their schedule. • Certifications and licences held by the employees. • Number and type of visits to the property and their frequency per day/week.
<input checked="" type="checkbox"/> Public Engagement Worksheet	To ensure your proposal for supportive housing is developed openly and transparently, applicants must conduct public engagement within a minimum 60m radius of the subject property before applying for a supportive housing development permit. Applicants must fill out the attached worksheet and submit it with the rest of your Supportive Housing application materials, which may also be used to guide your engagement strategy.
<input checked="" type="checkbox"/> Letters of Support	Letters of support from adjacent landowners (preferred, but not required).
<input type="checkbox"/> External Approvals	Any permit approvals from other governing agencies are to be submitted (i.e., Alberta Health Designated Supportive Living Accommodation approval/license, Family Support for Children with Disabilities accreditation, Public Health - food handling permit, Environmental Health inspection, Facility-based Childcare license, etc.).

The above list is a generalized list of requirements. The Development Authority may require additional information (see Land Use Bylaw No. B-01/2016).

Supportive Housing Public Engagement Expectation Worksheet

To ensure your proposal for supportive housing is developed openly and transparently, applicants are required to conduct public engagement within a minimum 60m radius of the subject property before applying for a supportive housing development permit.

An engagement process is intended to inform surrounding neighbours in a proactive and relationship-oriented way to ensure the long-term success of your project. It will allow you to address any questions or concerns directly with the neighbours. Feel free to use this document to help guide your engagement strategy. Letters of support from neighbours can also be submitted with a permit application.

Please fill out the below worksheet and submit it with your development permit application package.

Property Information	
Municipal Address	
201 Bayside Loop SW, Airdrie, Alberta. T4B 3W7	
Legal Description (all/parts of)	
Lot	39
Block	6
Registered Plan	1313368

Development Permit Applicant	
Name	Mrs Juliet Ayenimo
Business Name	Juliecare homes
Contact Information <i>(to allow neighbours to contact you should they have questions)</i>	201 Bayside loop SW Airdrie. T4B3W7 juliet.o.ayenimo@juliecarehomes.com

Business Owner / Operator	
Name	Mrs Juliet Ayenimo
Business Name	Juliecare homes
Contact Information <i>(to allow neighbours to contact you should they have questions)</i>	201 Bayside loop SW Airdrie, T4B 3W7 juliet.o.ayenimo@juliecarehomes.com
Website	www.juliecarehomes.com

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**Supportive Housing**
Public Engagement Expectation Worksheet**Business Operation and Use Description**

*Brief overview and history of the supportive housing business and proposed use of this location...
(primary/typical business activities, days and hours of operation, etc.)*

Juliecare at Bayside Estate will serve as a caring and supportive residence for three (3) persons with developmental disability.

Our mission is to provide needy people with a supportive and family-like environment.

Juliecare will offer home living support, community access support, recreational activities, transportation support, and emotional well-being programs.



*Number of clients residing in the home (maximum occupancy) and their intended stay period...
(permanent or temporary occupancy, pre-determined exit dates, maximum stay period, etc.)*

Three(3) persons with developmental disability

*Outline the level of care, safety, and supervision your supportive housing development will provide its clients...
(mechanisms in place to support residential safety and security, meal services, housekeeping services, personal care, etc.)*

Juliecare has taken steps to develop the maintenance, safety&security, environmental, Cleaning, Continuation of Services, Concerns and Complaints, and staff recruitment procedures .

Juliecare homes has started Accreditation and procedural review with Alberta Council of Disability Services

Number of employees working in the home (maximum on the property at once) and their schedule...

Two (2) dedicated and trained staff will work collaboratively to meet their needs with compassion and professionalism at all times (night and day shifts)

*List certifications and licenses held by the caregivers and other employees...
(staff providing on-site professional care should have professional training and certification).*

Diploma in Disability Management, Diploma in Social worker, Bachelor of Nursing, CRSP, First Aid, Crisis Prevention and Intervention (CPI), Abuse Prevention and Response Protocol (APRP), Vulnerable Sector / Police Clearance Check ,and Masters in Management

*Number and type of visits to the property and their frequency per day/week...
(ex. emergency vehicles, social workers, program pick-up/drop-off, etc.)*

One schedule visit quarterly by the Alberta Health Services

*List approvals and licenses issued from other governing agencies that you have obtained...
(ex. Alberta Health Designated Supportive Living Accommodation approval/license, Family Support for Children with Disabilities accreditation, Public Health - food handling permit, Environmental Health inspection, Facility-based Childcare license, etc.)*

City of Airdrie Fire Inspection Approval

Alberta Health Services Health Inspection Approval.



Supportive Housing Public Engagement Expectation Worksheet

Date(s) Public Engagement Conducted

List the date and time you informed and consulted with the surrounding neighbours...

10/15/2024

Properties Contacted

Attach a highlighted aerial map of the properties within a minimum 60m radius of the subject site that were successfully contacted and list them below...

Please find attached the listed of properly contacted Via Canada post



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 972 132 1313368;6;39 201 028 906

LEGAL DESCRIPTION
PLAN 1313368
BLOCK 6
LOT 39
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;27;2;NE
ATS REFERENCE: 5;1;27;2;SE

MUNICIPALITY: CITY OF AIRDRIE

REFERENCE NUMBER: 181 143 136 +4

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
201 028 906	10/02/2020	TRANSFER OF LAND		CASH & MORTGAGE

OWNERS

SUNKANMI PETER AYENIMO

AND

OLUWABUSAYO JULIET AYENIMO

BOTH OF:

201 BAYSIDE LOOP SW

AIRDRIE

ALBERTA T4B 3W7

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
131 324 734	18/12/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF AIRDRIE. AS TO PORTION OR PLAN:1313369

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

201 028 906

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
131 324 735	18/12/2013	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
131 324 742	18/12/2013	CAVEAT RE : EASEMENT
141 070 892	20/03/2014	RESTRICTIVE COVENANT
141 070 893	20/03/2014	RESTRICTIVE COVENANT
201 028 907	10/02/2020	MORTGAGE MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA. C/O MCAP SERVICE CORPORATION PO BOX 351, STATION "C" KITCHENER ONTARIO N2G3Y9 ORIGINAL PRINCIPAL AMOUNT: [REDACTED]
241 069 044	08/03/2024	MORTGAGE MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA. C/O MCAP SERVICE CORPORATION PO BOX 351, STATION "C" KITCHENER ONTARIO N2G3Y9 ORIGINAL PRINCIPAL AMOUNT: [REDACTED]

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF
NOVEMBER, 2024 AT 11:09 A.M.

ORDER NUMBER: 52063133

CUSTOMER FILE NUMBER:

END OF CERTIFICATE



THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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CORPORATE ACCESS NUMBER: 2025053030

**Government
of Alberta ■**

BUSINESS CORPORATIONS ACT

**CERTIFICATE
OF
INCORPORATION**

JULIECARE HOMES INC.
WAS INCORPORATED IN ALBERTA ON 2023/03/29.





Airdrie, Alberta
"AMBASSADOR - CRAFTSMAN"

BAYSIDE Ph.5

PLAN 131 3368

TOP OF MAIN FLOOR JOIST	ACTUAL TOP OF FOOTING	LOWEST TOP OF FOOTING	SUGGESTED GRADE
87.80	84.76	83.75	FG=86.42 RG=84.54

ELEVATIONS:	STORM SEWER	SANITARY SEWER	WATER LINE
	82.99	82.99	25mm

RMG=86.423 UNDERSIDE OF MAIN FLOOR JOIST 87.50

LOT 63 1.80m Wood Screen Fence
90'00"00" 12.20
Right-Of-Way, Plan 131 3370
1.80m Overland Drainage

LOT 64 0.60m Overland Drainage
Right-Of-Way, Plan 131 3370

Construction Revision:
03/07/2019 - Added deck
and revised front of porch
to match standard drawing - VB
03/26/2019 - Revised as per
A.C approval - VB

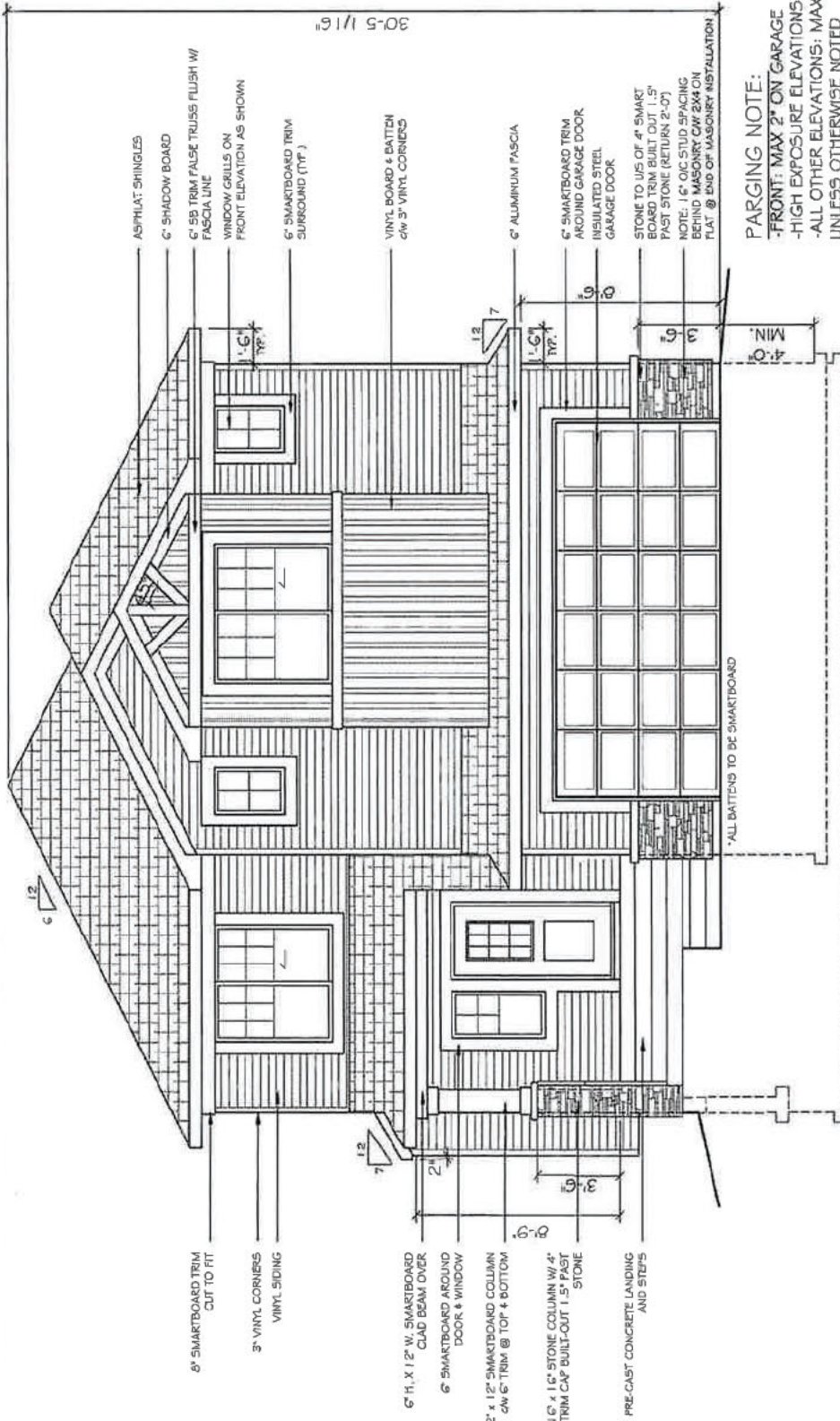
LOT 39
BLOCK 6
PLAN 131 3368

LOT 40
17.3%
2.8%
2.5%
5.2%
Atco
Electrical
Telus Shaw
Streetlight
B.O.W.=1.38
L.O.G.=3.00

LOT 38
18.1%
2.5%
6.5%
3.50m U.R.W.
Plan 131 3369
Note: Service Lines are approximate and should not be used for location of lines.

BAYSIDE LOOP S.W.
PREPARED BY: **VISTA GEOMATICS LTD**

Submission from Planning (received June 27, 2025)



PARGING NOTE:

-FRONT: MAX 2" ON GARAGE
-HIGH EXPOSURE ELEVATIONS: MAX 8"
-ALL OTHER ELEVATIONS: MAX 18"
UNLESS OTHERWISE NOTED
- PROVIDE 2X4 VERTICAL SLEEPERS
CAST IN FOUNDATION WALL @ 24" o/c
AS REQUIRED

*ALL BATTENS TO BE SMARTBOARD

FRONT ELEVATION
AMBASSADOR - CRAFTSMAN

DECEMBER 2005

APPROVED

APR 20 2019

CUT THROUGH AT MANUFACTURED STONE

SCALE: 1/2" = 1'-0"

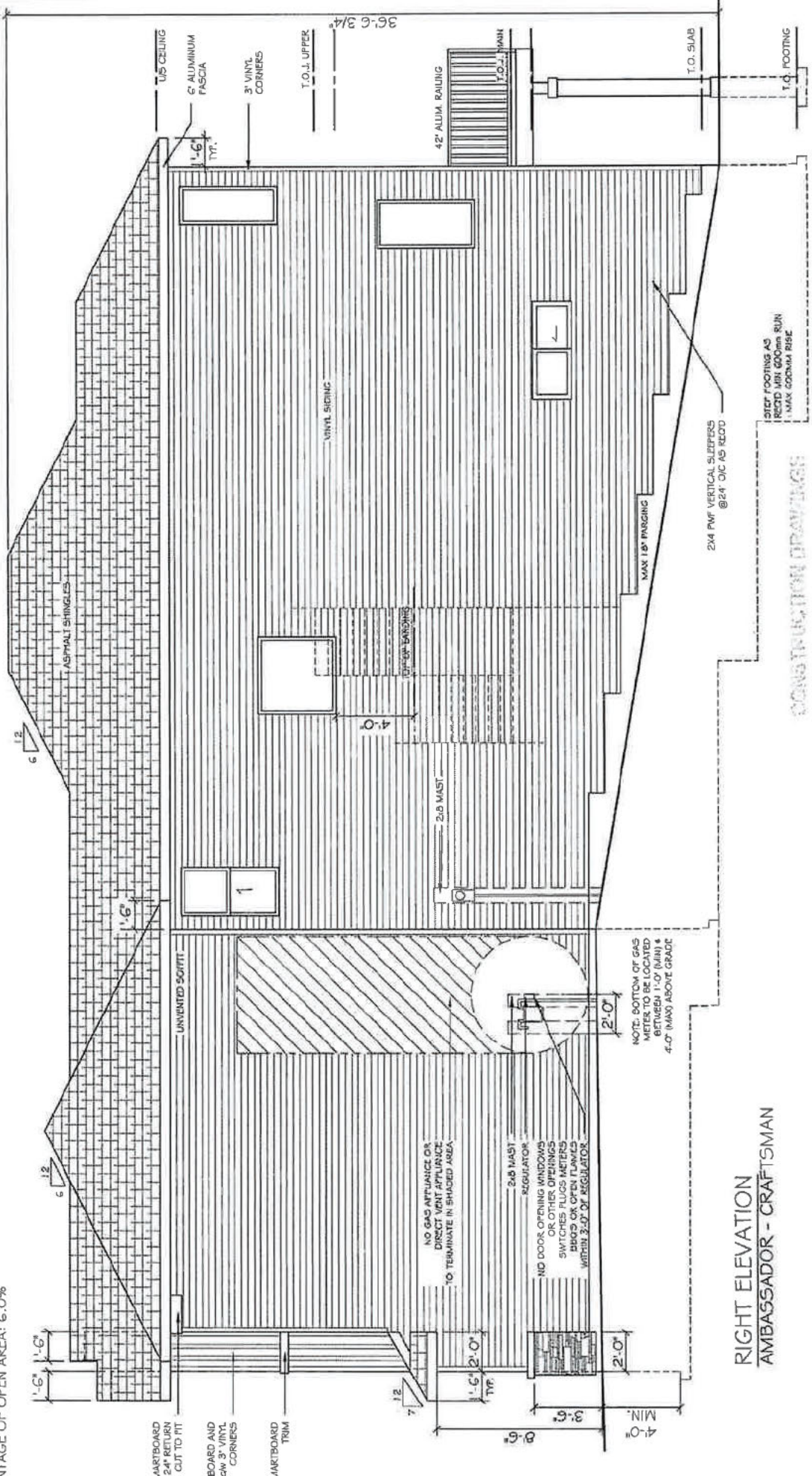
T THROUGH AT SMARTBOARD

$$\varepsilon: 1/2'' = 1'-0''$$

ROOF VENTS WILL BE REQ. DUE TO
 UNVENTED SOFFIT BOTTOM OF EACH VENT TO
 BE LOCATED @ 52" FROM EAVE FRAMER TO
 PROVIDE 10" HOLE FOR EACH VENT

VENTING DISTANCE

WALL AREA: 1010 SQ.FT.
 OPEN AREA: 61 SQ.FT.
 PERCENTAGE OF OPEN AREA: 6.0%



RIGHT ELEVATION
 AMBASSADOR - CRAFTSMAN

CONSTRUCTION DRAWINGS

C.E.

APPROVED

APR 30 2019

[Signature]

GENESIS

Submission from Planning (received June 27, 2025)

3	3/16" = 1'-0"	SPEC: BYS 5	JOB #: BYS-05-0639	AMBASSADOR - CRAFTSMAN	ADDRESS: 201 BAYSIDE LOOP SW	COMMUNITY: BAYSIDE	CITY: AIRBORNE
					LOT: 39 BLOCK: 6 PHASE: 5		

Submission from Planning (received June 27, 2025)

CITY: AIRBORNE	COMMUNITY: BAYSIDE
ADDRESS: 201 BAYSIDE LOOP SW	LOT: 39 BLOCK: 6 PHASE: 5
JOB #: BYS-05-0639	SPEC: BYS 5
3/16" = 1'-0"	

AMBASSADOR - CRAFTSMAN

SPEC

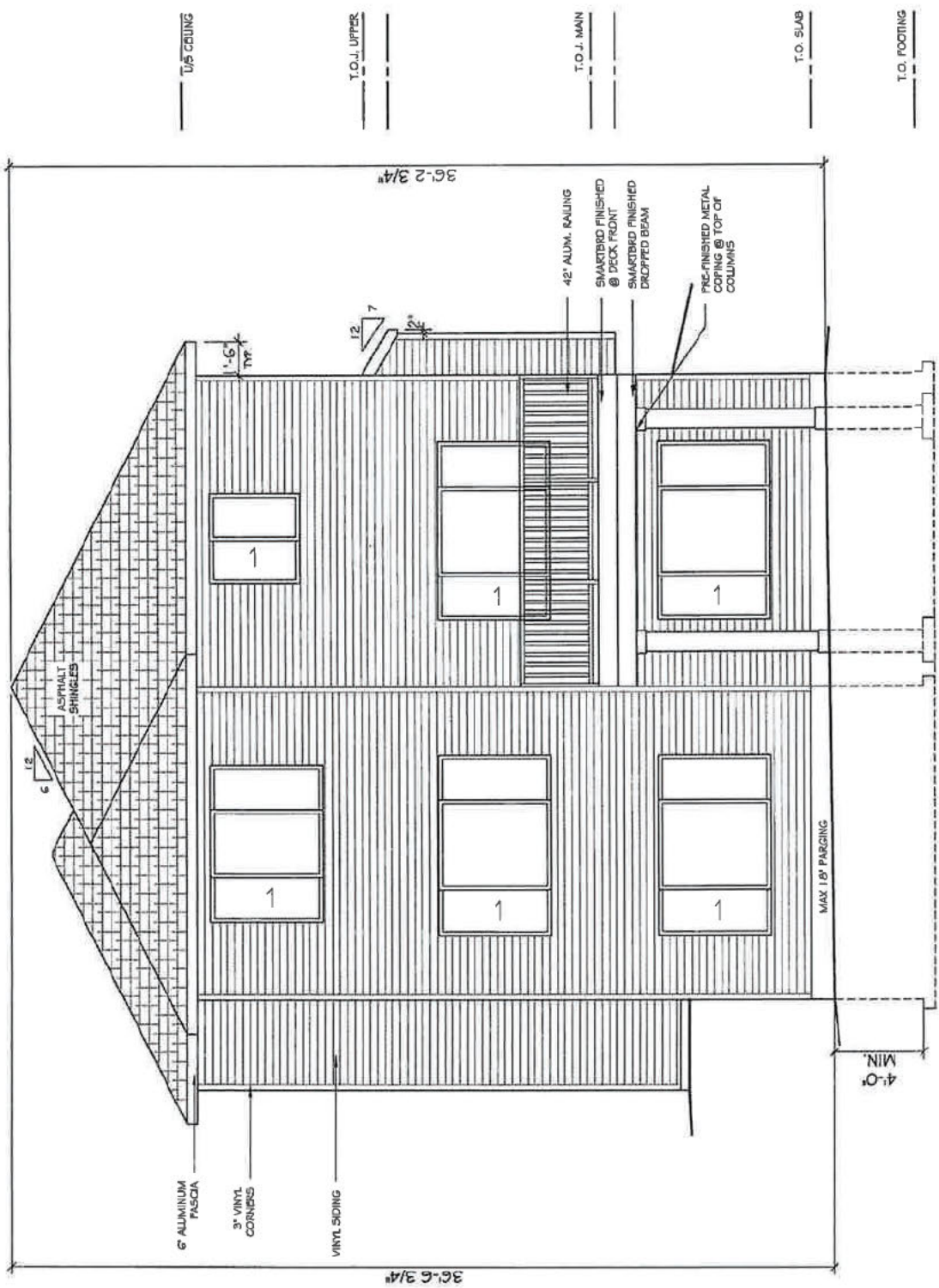
CONSTRUCTION DRAWINGS

APPROVED

APR 30 2019

C.F.

Pat



REAR ELEVATION
AMBASSADOR - CRAFTSMAN

3/16" = 1'-0"	SPEC: BVS 5	ADDRESS: 201 BAYSIDE LOOP SW	CITY: AIRDRIE
JOB #: BVS-05-0639	PHASE: 6	LOT: 39 BLOCK: 6	COMMUNITY: BAYSIDE
SPEC	AMBASSADOR - CRAFTSMAN		

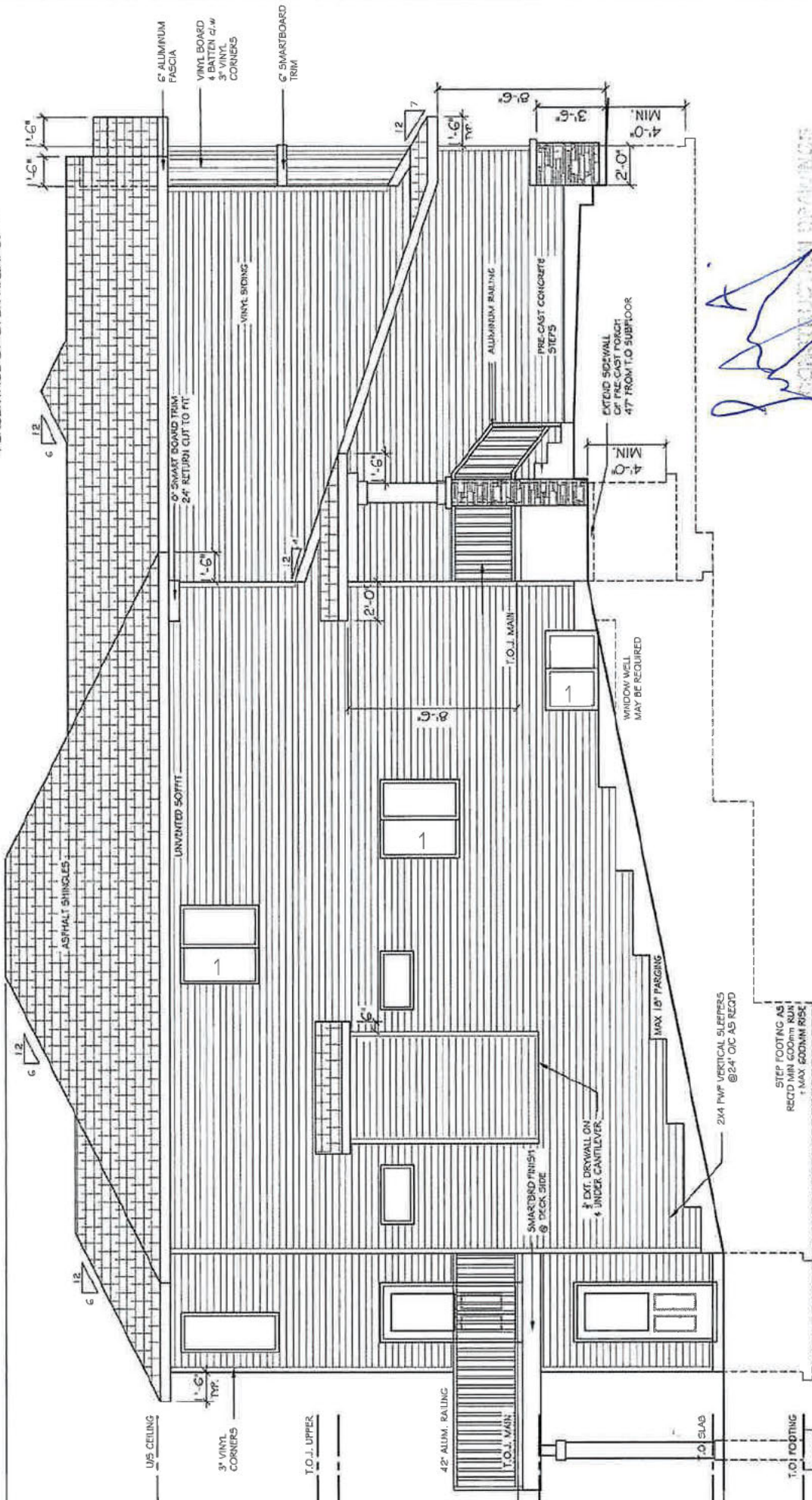
EXTRA ROOF VENTS WILL BE REQ. DUE TO UNVENTED SOFFIT BOTTOM OF EACH VENT TO BE LOCATED @ 52" FROM EAVE FRAMER TO CUT 10" HOLE FOR EACH VENT

LIMITING DISTANCE

TOTAL WALL AREA: 857 SQ.FT.

TOTAL OPEN AREA: 58 SQ.FT.

PERCENTAGE OF OPEN AREA: 6.8%



LEFT ELEVATION
AMBASSADOR - CRAFTSMAN

APPROVED

APR 30 2019



CR

⊖	DUPLEX RECEPTACLE
⊙	SPECIAL PURPOSE OUTLET
⊕	GROUND FAULT INTERRUPTOR
⊗	WEATHER PROOF RECEPTACLE
⊙	220 V OUTLET
⊙	CEILING LIGHT
⊙	WALL MOUNT LIGHT
⊙	RECESSED FOT LAMP
⊙	FULL CHAIN LIGHT
⊙	WALL SWITCH
⊙	3 WAY WALL SWITCH
⊙	4 WAY WALL SWITCH
⊙	THREE WAY SWITCH
⊙	CAT 5 OUTLET
⊙	CABLE TELEVISION OUTLET
⊙	ROUND IN VAC - V. FLO OUTLET
⊙	SMOKER/CARBON MONOXIDE DETECTOR
⊙	SMOKE DETECTOR
⊙	CEILING EXHAUST FAN
⊙	THERMOSTAT
⊙	DOORBELL
⊙	WALL / CEILING MOUNTED SPEAKER

NOTE: ALL WINDOWS @ REAR
WALK-OUT ARE 6'-1" UNLESS
OTHERWISE NOTED

FOOTINGS AND WALL

Diagram illustrating the window frame components and dimensions:

- 6" x 24" WINDOW FINISHED ROUGH OPENING 19 5/8" x 24"
- 4 1/2" x 3 1/2" WINDOW FINISHED ROUGH OPENING 15 1/8" x 14 1/8"
- ROUGH BUCK
- 1 1/2" BEARING MIN.
- FINISHED OPENINGS

REFER TO SCHEDULE C & CHANGE REQUEST(S) FOR FLOORING TYPES

Submission from Planning (received June 27, 2025)

CITY: ALBUQUERQUE	COMMUNITY: BAYSIDE	LOT: 39	BLOCK: 6	PHASE: 5
ADDRESS: 201 BAYSIDE LOOP SW	MODEL: 100	MBA ASSADOR - CRAFTSMAN		
JOB #: BYS-05-0639	3/16" = 1'-0"	SPEC		

COUNTY ACTION IS REQUIRED

C.R. APPROVED

APR 30 2019

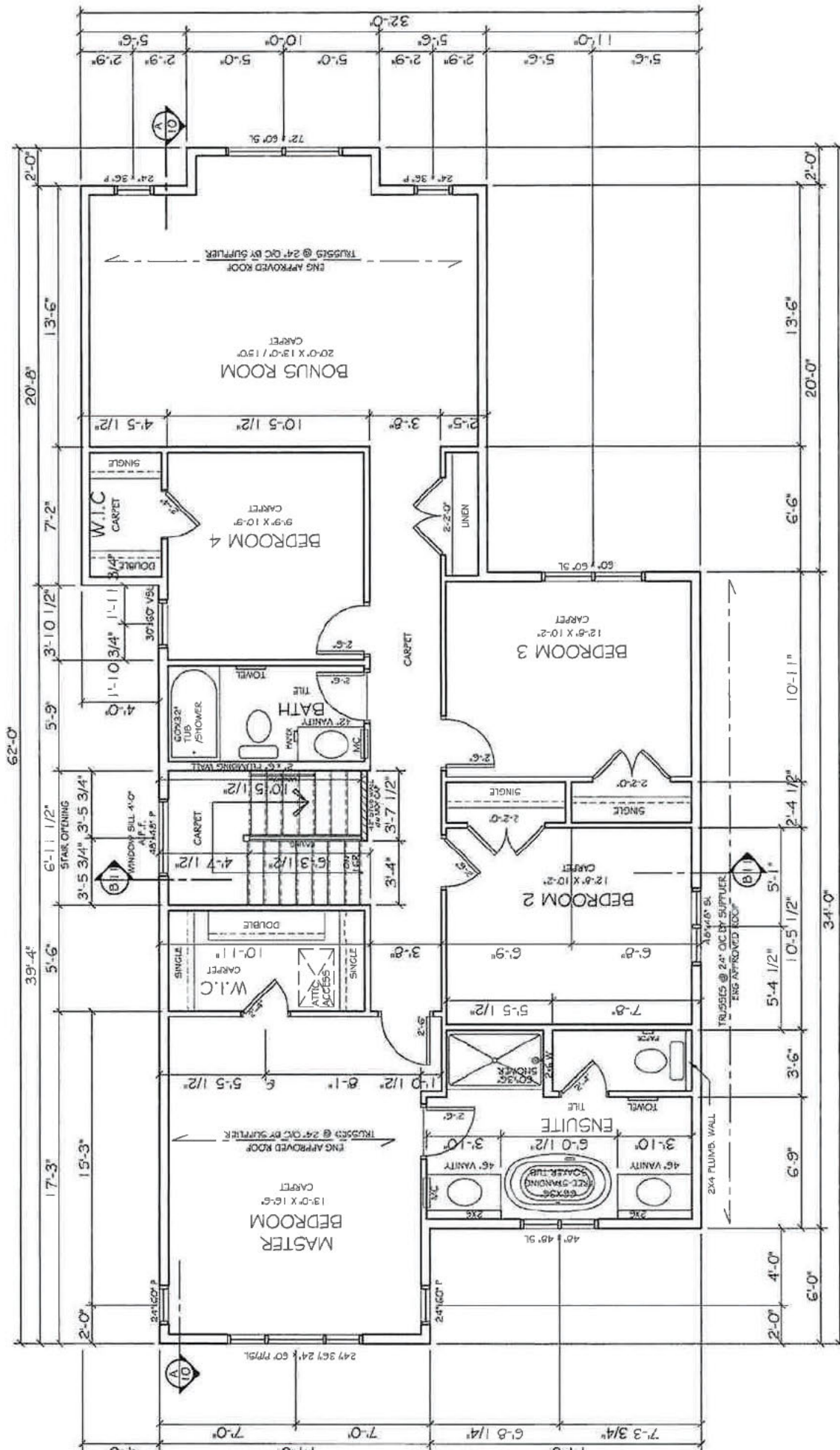
[Handwritten Signature]

REFER TO SCHEDULE C & CHANGE REQUEST(S) FOR FLOORING TYPES

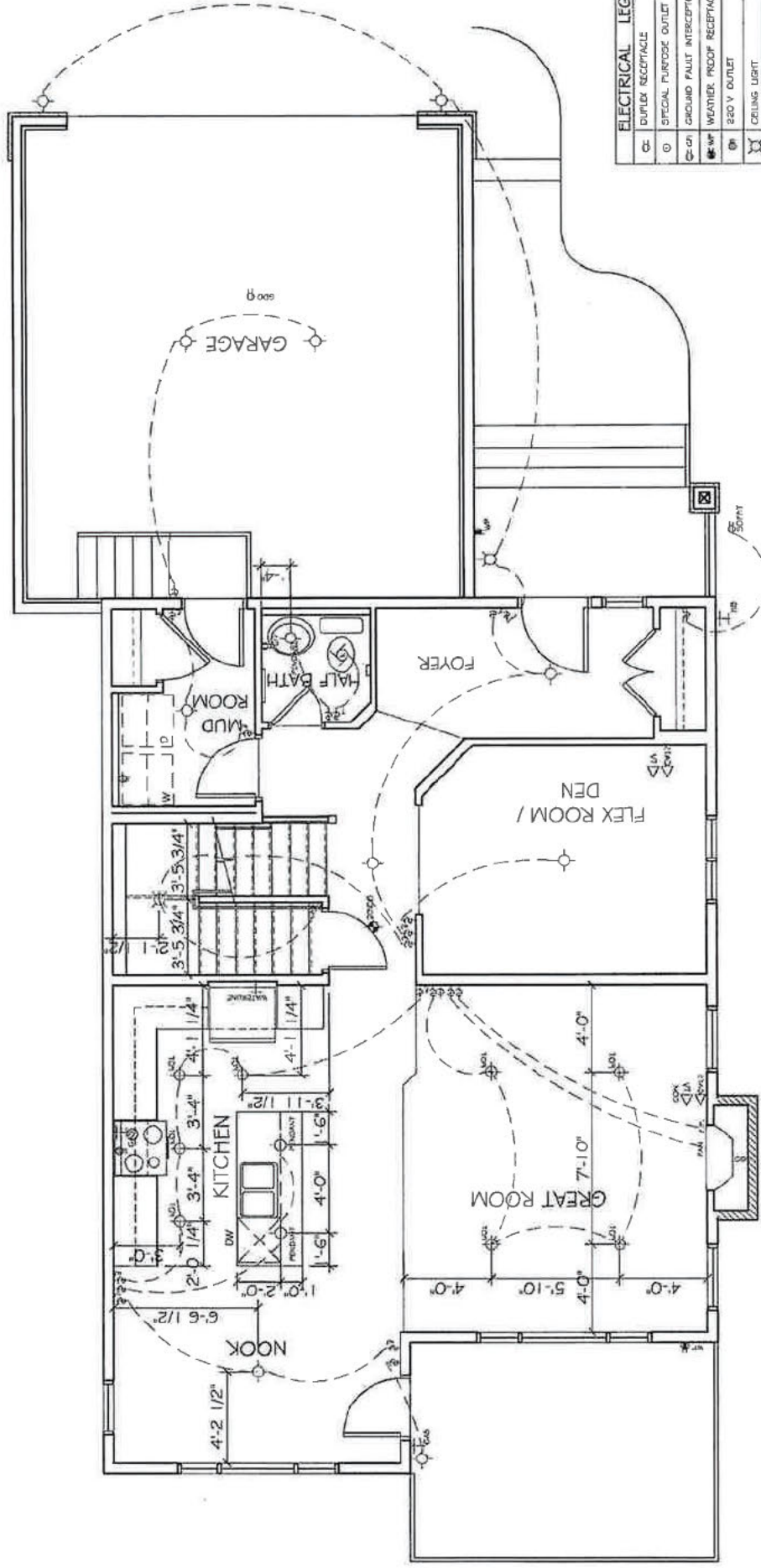
NOTE: ALL UPPER FLOOR WINDOWS @ 6'-1 1/2" UNLESS OTHERWISE NOTED

PROVIDE BLOCKING BEHIND ALL TOWEL BARS @ 46" A.F.F. AND TOILET PAPER @ 19" A.F.F. AND 2'-0" IN FRONT OF TOILET

UPPER FLOOR PLAN
1409 SQ. FT.



Submission from Planning (received June 27, 2025)



ELECTRICAL LEGEND	
□	DUPLEX RECEPTACLE
○	SPECIAL PURPOSE OUTLET
⊖	GROUND FAULT INTERCEPTOR
⊖	WEATHER PROOF RECEPTACLE
⊖	220 V OUTLET
⊖	CEILING LIGHT
⊖	WALL MOUNT LIGHT
⊖	RECESSED POT LAMP
⊖	PULL CHAIN LIGHT
⊖	WALL SWITCH
⊖	3 WAY WALL SWITCH
⊖	4 WAY WALL SWITCH
⊖	TIMER WALL SWITCH
⊖	CAT 5 OUTLET
⊖	CABLE TELEVISION OUTLET
⊖	KOHLER IN VAC - U - RIO OUTLET
⊖	SMOKE/CARBON MONOXIDE DETECTOR
⊖	SMOKE DETECTOR
⊖	CEILING EXHAUST FAN
⊖	THERMOSTAT
⊖	DOORBELL
⊖	WALL / CEILING MOUNTED SPEAKER

CONSTRUCTED BY

APPROVED
C.R. APR 30 2019

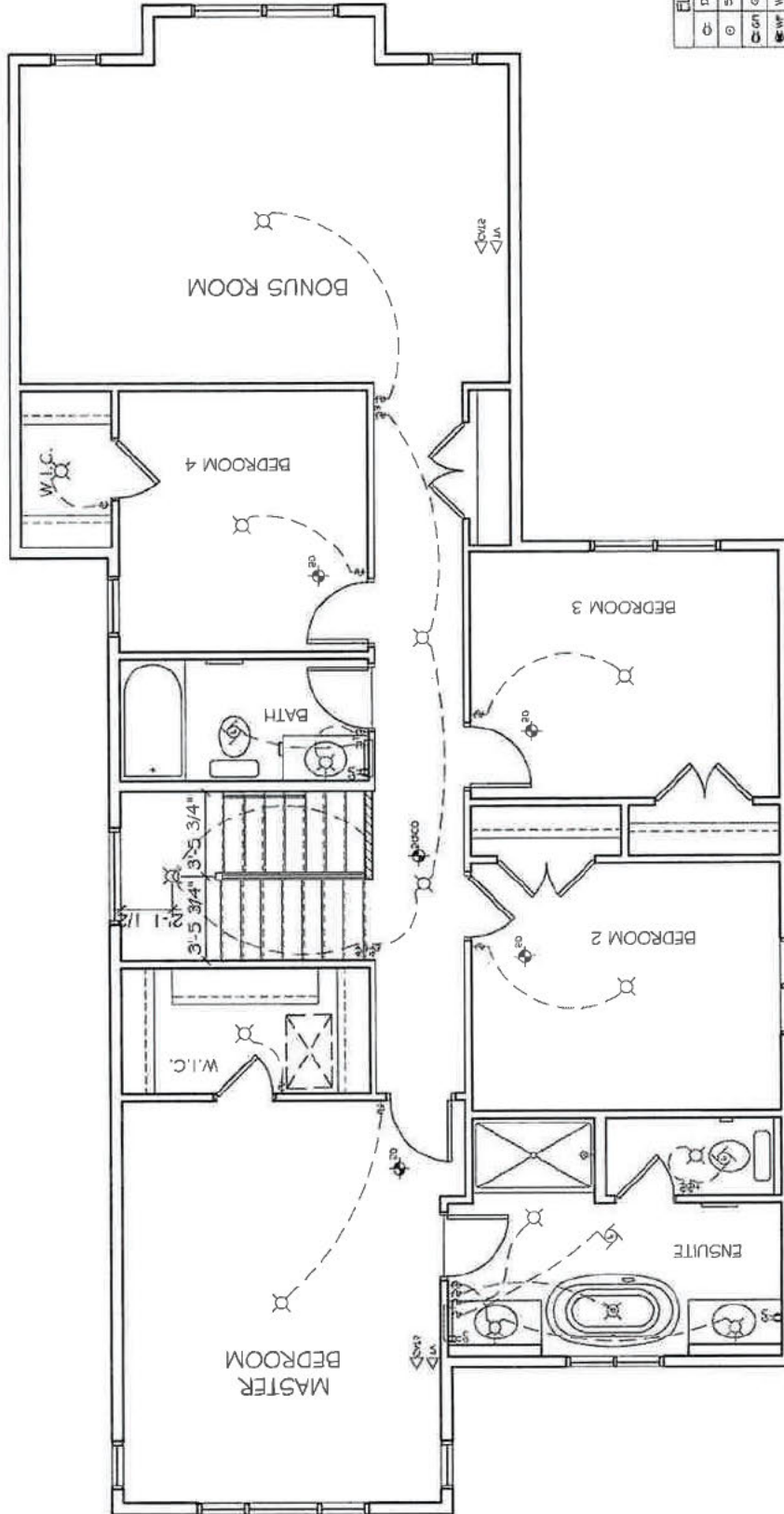
REFER TO SCHEDULE C & CHANGE REQUEST(S) FOR ELEC. LOCATIONS

[Handwritten signature]

MAIN FLOOR ELECTRICAL

PLEASE NOTE:
 ALL OUTLETS AS PER CURRENT BUILDING CODE,
 ANY ADDITIONAL OUTLETS SHOWN ARE IN ADDITION
 TO CODE REQUIREMENTS

Submission from Planning (received June 27, 2025)



UPPER FLOOR ELECTRICAL

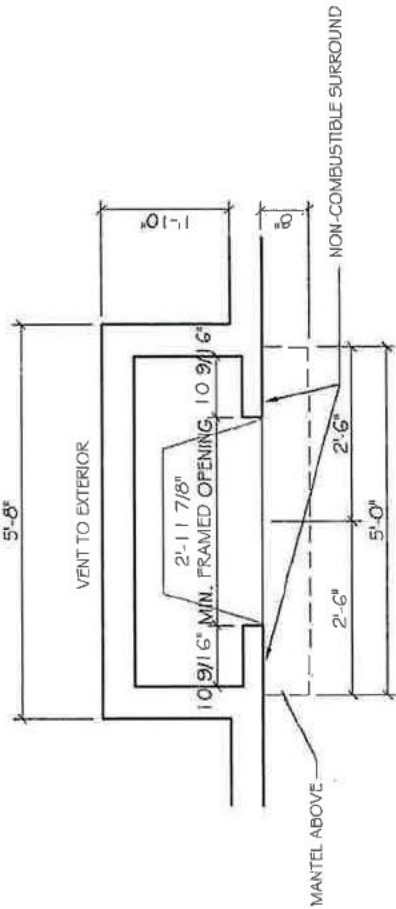
PLEASE NOTE:
ALL OUTLETS AS PER CURRENT BUILDING CODE,
ANY ADDITIONAL OUTLETS SHOWN ARE IN ADDITION
TO CODE REQUIREMENTS

REFER TO SCHEDULE C & CHANGE
REQUEST(S) FOR ELEC. LOCATIONS

Handwritten signature/initials.

Submission from Planning (received June 27, 2025)

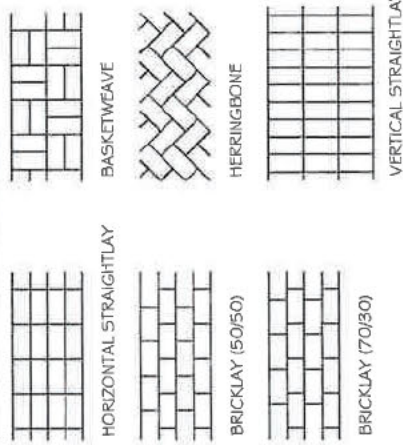
Defect



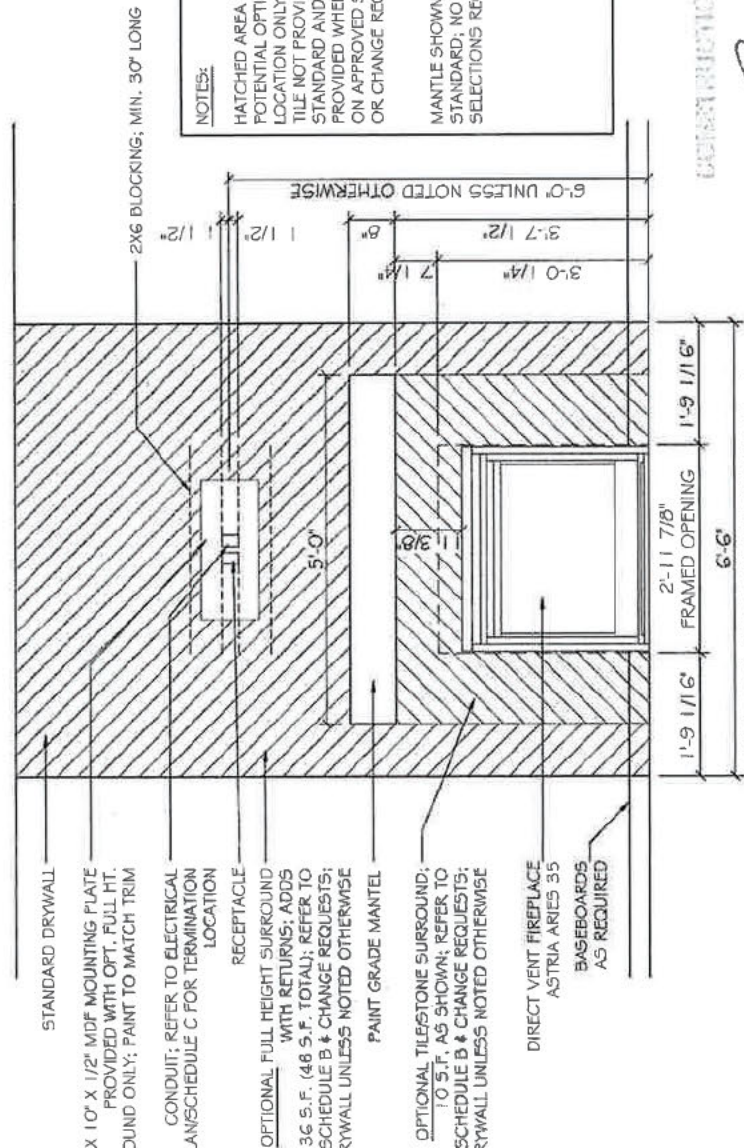
FIREPLACE PLAN

SCALE: 1/2" = 1'-0"

AVAILABLE TILE PATTERNS



NOTE: ALL FIREPLACE TILE IS OPTIONAL; REFER TO SCHEDULE B & CHANGE REQUESTS FOR SELECTIONS



35" FIREPLACE ELEVATION LEVEL 1

SCALE: 1/2" = 1'-0"

NOTES:
 HATCHED AREA DENOTES POTENTIAL OPTIONAL TILE LOCATION ONLY; FIREPLACE TILE NOT PROVIDED AS STANDARD AND IS ONLY PROVIDED WHEN INDICATED ON APPROVED SCHEDULE B OR CHANGE REQUEST
 MANTLE SHOWN AS STANDARD; NO ADDITIONAL SELECTIONS REQUIRED

CONSTRUCTION SERVICES

APPROVED
APR 30 2019

C.R.

FIREPLACE SECTION
 SCALE: 1/2" = 1'-0"

Shengxu Li

From: Oluwabusayo Juliet [REDACTED]
Sent: Wednesday, December 4, 2024 10:35 AM
To: Shengxu Li; Juliet Ayenimo
Subject: [EXTERNAL] RE: PL2402430 - Supportive Housing, Limited (Change of Use) - Notice of Incomplete Application
Attachments: Updated PL2402430 - Supportive Housing Limited (Change of Use) - Notice of Incomplete Application.msg; Basement Plan- Approved.pdf

CAUTION: This email originated from outside the organization. Do NOT click on links or open attachments you do not trust.

Hello Shengxu,

I noticed our serve is not working well. Please find attached my responses to each of the follow up questions:

- Please provide the approved basement floor plan associated with the permit (PRBSMT202000251) : [Please find the attached](#)
- The proposed development includes 3 persons with developmental disability. The submitted floor plan shows 4 bedrooms on the upper floor of the house. The developed basement also includes two bedrooms. Please confirm the following information:
- Where are 3 persons (clients) going to live in the house? (bedrooms on upper floor or bedrooms in the basement?) –
 - [The 3 persons \(clients\) will be living in the upper floor, and the residents will use the basement for studying , games, music.](#)

Are the homeowners and family members continuing to live in the house (in the basement?) if the Supportive Housing Limited application is approved?

- [The basement and the entire house are designated for Supportive living. Homeowners will not live in the house or basement.](#)
- Is the house still operating an Airbnb business? If yes, is the Airbnb business continue if the Supportive Housing Limited application is approved? [No.](#)
 - [The house will be used strictly for a single purpose only. Once the supported living starts, the homeowner will relocate to another residence within the estate or Airdrie, and no Airbnb can be operated.](#)
- The proposed development includes 3 persons with developmental disability. Please confirm whether all 3 persons are “Adults” or including “Children”?
 - [All persons are adults and not children.](#)
 - The proposed development includes 2 employees as supporting staff. The Business Operation and Use Description (part of Application Form) doesn’t clarify the shift details of the 2 employees. Please provide the following information: How many shifts for the service each day
 - [We run only two shifts: Day and Night.](#)
 - What is the time frame for each shift? (e.g. from 7 am to 7 pm?)
 - [From 7am to 7pm](#)
 - There are 4 parking stalls provided on the site. Please provide an updated Site Plan indicating which parking stalls are assigned for 2 employees and for homeowners (if homeowners are living on the same site).
 - [There is no homeowners. The four\(4\) parking stalls are available to the two employees. 2 in the garage, and on the drive way](#)

Submission from Planning (received June 27, 2025)

- There are 4 parking stalls provided on the site. Please provide an updated Site Plan indicating which parking stalls are assigned for 2 employees and for homeowners (if homeowners are living on the same site).
- Some of the residents were curious about what has changed since the last SDAB hearing: We indicated that we listened to the complaints of the neighbours.
 - The number of the intended residents was reduced from 4 to 3
 - The number of the intended support workers was reduced from 4 to 2.
 - The screening was installed between adjacent property
 - Qualification of the workers- At a minimum, support workers have a Diploma in disability diploma in social work, and the director has a Bachelor's degree in Nursing.
 - Basement will not be use for any purpose other than Supportive living .

Thank you very much

Juliet O Ayenimo, B.Sc(Hons), B.N, RN

Executive Director

JulieCare Homes Inc

201 Bayside Loop SW | Airdrie AB T4B 3W7 | Canada

Phone: +1-888-217-2986 ext 1001

juliet.o.ayenimo@juliecarehomes.com

www.juliecarehomes.com



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

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



Submission from Planning (received June 27, 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					

Attachment 2: Notice of Complete Application

Date Printed: December 05, 2024

AYENIMO, OLUWABUSAYO JULIET
201 BAYSIDE LOOP SW
AIRDRIE, AB T4B 3W7

NOTICE OF COMPLETE APPLICATION

Application Number: PL2402430

Proposed Use: Supportive Housing, Limited (Change of Use)

Property Address

201 BAYSIDE LOOP SW, AIRDRIE, AB

Legal Description

Lot: 39, Block: 6, Plan: 1313368

Dear Applicant,

The City of Airdrie has received the above-noted application and has been *deemed complete* for circulation.

The application will be referred to City departments and external agencies for review and comment. The circulation period will close at 4:30 pm on December 19, 2024. Following this date, all received comments will be compiled, reviewed, and forwarded to you.

If you have any questions, please get in touch with the file manager, Shengxu Li at Shengxu.Li@airdrie.ca or 403.948.8800 ext. 8238.

Yours truly,

Shengxu Li
Planner I (Current)
Current Planning
City of Airdrie

Attachment 3: Circulation Summary Report

Date Printed: February 13, 2025

AYENIMO, OLUWABUSAYO JULIET
201 BAYSIDE LOOP SW
AIRDRIE, AB T4B 3W7

SUMMARY OF CIRCULATION COMMENTS

Application Number: PL2402430

Proposed Use: Supportive Housing, Limited (Change of Use)

Property Address

201 BAYSIDE LOOP SW, AIRDRIE, AB

Legal Description

Lot: 39, Block: 6, Plan: 1313368

Dear AYENIMO, OLUWABUSAYO JULIET,

The first circulation period for the above-mentioned permit application (PL2402430) has completed. I've consolidated the review responses from various City Departments and external agencies for your reference. Any items requiring revisions have been highlighted in red below.

Planning Review -

1. This development is classified as Supportive Housing, Limited use and is a Discretionary Use in the R1, Single Detached Residential District.
2. A minimum of 2 onsite parking stalls shall be required for this development, based on the regulations in effect when the DP application was deemed complete on December 5, 2024.
3. The development proposes 2 support staff to work on the site at any given time. Based on the updated regulations in the Land Use Bylaw for the Supportive Housing, Limited use, 2 parking stalls are required for the house plus 1 parking stall per staff on site at any given time, therefore, the development shall be required 4 onsite parking stalls. The property has 4 parking stalls that can meet the parking requirements.
4. According to the additional information for the DP submission (email response from the applicant on December 4, 2024), the house will be used strictly for the Supportive Housing, Limited use. This means 4 onsite parking stalls will only be used by 2 support staff at any given time and visitors to the business. There will be no residents (clients) of the business or other people who are not living in the house using the provided parking stalls. Please confirm this.
5. Was the screening installed on the deck? Please provide photos of screening installed between the adjacent property.
6. Please update the submitted plot plan/site plan showing reasonable amount of amenity space in the rear yard.
7. The Business Operation and Use Description under Supportive Housing Public Engagement

Expectation Worksheet indicates one scheduled visit quarterly by the Alberta Health Services. Please clarify whether there are any other scheduled or possible visitors to the business and the frequency of those visits.

BI Building Review -

Permits are required for alterations and renovations to the building for the proposed use

BI Plumbing Review -

No issues at this time

Fire Review -

Based on the information provided in the application I offer the following comments:

1. Fire extinguishers should be installed in the residence as per NFPA 10 standards.
2. A fire safety plan should be developed for the residence. Contact Russ McKeage with further questions at (403) 948-8800 ext. 7896 or at Russell.mckeage@airdrie.ca.
3. The AFD reserves the right to provide further comments, requirements and clarification with respect to the 2023 National Fire Code (Alberta Edition) and any requirements or local specifications (i.e. fire hydrants and access capabilities for emergency response) of the Authority Having Jurisdiction at Development Permit and Building Permit stages.

External Circulation -

Calgary Health Region

As the application indicates that only 3 residents will be living at the home, the facility will not require health inspection prior to beginning operation.

At this time, we have no concerns with the proposal, based on the information provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.

Housing Specialist Review -

This application aligns with section 6.19 of the Airdrie City Plan. Airdrie's 2024 Housing Needs Assessment identified that there is a current deficit of housing serving residents with special needs.

Planning Final Review -

Please see review comments under "Planning Review".

If you have any questions, please get in touch with the file manager, Shengxu Li at
Shengxu.Li@airdrie.ca or 403.948.8800 ext. 8238.

Yours truly,

Shengxu Li
Planner I (Current)
Current Planning
City of Airdrie

Date Printed: April 02, 2025

AYENIMO, OLUWABUSAYO JULIET
201 BAYSIDE LOOP SW
AIRDRIE, AB T4B 3W7

SUMMARY OF CIRCULATION COMMENTS

Application Number: PL2402430

Proposed Use: Supportive Housing, Limited (Change of Use)

Property Address

201 BAYSIDE LOOP SW, AIRDRIE, AB

Legal Description

Lot: 39, Block: 6, Plan: 1313368

Dear AYENIMO, OLUWABUSAYO JULIET,

The 2nd circulation period for the above-mentioned permit application (PL2402430) has completed. I've consolidated the review responses from various City Departments. Any items requiring revisions have been **highlighted in red** below.

Planning Review -

1. The applicant has confirmed once the business starts the operation by approval, the house and premises will be used for the Supportive Housing, Limited only.
2. The applicant has provided a photo showing the screening has been installed on the deck to provide privacy for the neighbouring property.
3. The submitted plot plan (2nd round submission) doesn't show the requested amenity space. Please indicate the amenity space on the plot plan/site plan and resubmit the updated site plan. Please note the deck can also be considered part of the amenity area.
4. Fire Department has reviewed and approved the submitted Fire Safety Plan with a request to remove the outdated Alberta Fire Code 2006 reference.

Planning Final Review -

See review comments under "Planning Review".

If you have any questions, please get in touch with the file manager, Shengxu Li at Shengxu.Li@airdrie.ca or 403.948.8800 ext. 8238.

Yours truly,
Shengxu Li
Planner II (Current)
Current Planning
City of Airdrie

Shengxu Li

Attachment 4: Applicant's Responses (emails)

From: juliet.o.ayenimo@juliecarehomes.com
Sent: Thursday, March 6, 2025 5:10 PM
To: Shengxu Li
Cc: [REDACTED]
Subject: [EXTERNAL] RE: PL2402430 - Supportive Housing, Limited at 201 Bayside Loop SW - Summary of Circulation Comments (1st Round Review)
Attachments: deck.jpg; Fire Safety Plan- 201 Bayside Loop.docx; Inspection Report emailed 05_12_2023.pdf

CAUTION: This email originated from outside the organization. Do NOT click on links or open attachments you do not trust.

Hello Shengxu,

My apologies for the late response to your email. My husband lost his mom.

Please find below my response to your questions:

4. According to the additional information for the DP submission (email response from the applicant on December 4, 2024), the house will be used strictly for the Supportive Housing, Limited use. This means 4 onsite parking stalls will only be used by 2 support staff at any given time and visitors to the business. There will be no residents (clients) of the business or other people who are not living in the house using the provided parking stalls. Please confirm this. This is correct, as soon as the Juliecare operation starts, the house and the premises will be used strictly for Juliecare.

5. Was the screening installed on the deck? Please provide photos of screening installed between the adjacent property.

Yes, Screening was installed on the deck between the Adjacent property. Please find attached.

6. Please update the submitted plot plan/site plan showing reasonable amount of amenity space in the rear yard. Please find attached.

7. The Business Operation and Use Description under Supportive Housing Public Engagement Expectation Worksheet indicates one scheduled visit quarterly by the Alberta Health Services. Please clarify whether there are any other scheduled or possible visitors to the business and the frequency of those visits.

There are no any other scheduled or possible visitors to the business

2. A fire safety plan should be developed for the residence. Contact Russ McKeage with further questions at (403) 948-8800 ext. 7896 or at Russell.mckeage@airdrie.ca.

The fire plan was developed and approved by the Airdrie fire department. Please find attached.

Thank you very much

Juliet

From: Shengxu Li <Shengxu.Li@airdrie.ca>
Sent: Thursday, February 13, 2025 5:06 PM
To: [REDACTED]
Cc: juliet.o.ayenimo@juliecarehomes.com
Subject: PL2402430 - Supportive Housing, Limited at 201 Bayside Loop SW - Summary of Circulation Comments (1st Round Review)

Hi Juliet,

Please see the review comments (1st round) for your DP application (PL2402430) for the Supportive Housing, Limited at 201 Bayside Loop SW. There are some requested updates and questions to the DP application. Please see the attached document for details.

Please note City Council has approved updated regulations (Bylaw No. B-33/2024) for Supportive Housing uses, which can be found in this link: <https://www.airdrie.ca/getDocument.cfm?ID=11733>. Please note the link is to a draft bylaw. I will send you the signed bylaw once I have it.

Your DP application is reviewed under the previous regulations as the DP application was deemed complete when the previous regulation is in effect.

I look forward to receiving the request changes for this DP application from your end.
Thank you,

Shengxu Li, RPP, MCIP Planner Level II, Current Planning | City of Airdrie | P. 403.948.8800 ext 8238

[MyAirdrie](#). Make it yours at airdrie.ca - sign up for your personalized account today.



ELEVATIONS:

STORM SEWER	82.99
SANITARY SEWER	82.99
WATER LINE	25mm

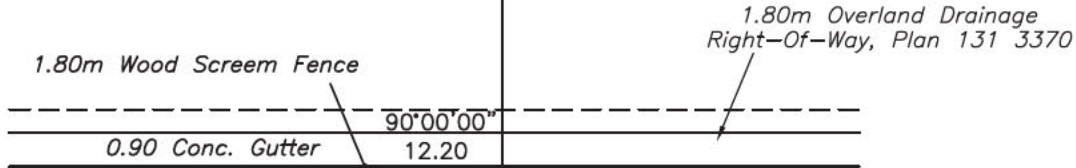
TOP OF MAIN FLOOR JOIST	87.80
ACTUAL TOP OF FOOTING	84.76
LOWEST TOP OF FOOTING	83.75
SUGGESTED GRADE	FG=86.42 RG=84.54

RMG=86.423

UNDERSIDE OF MAIN FLOOR JOIST 87.50

LOT 63

LOT 64



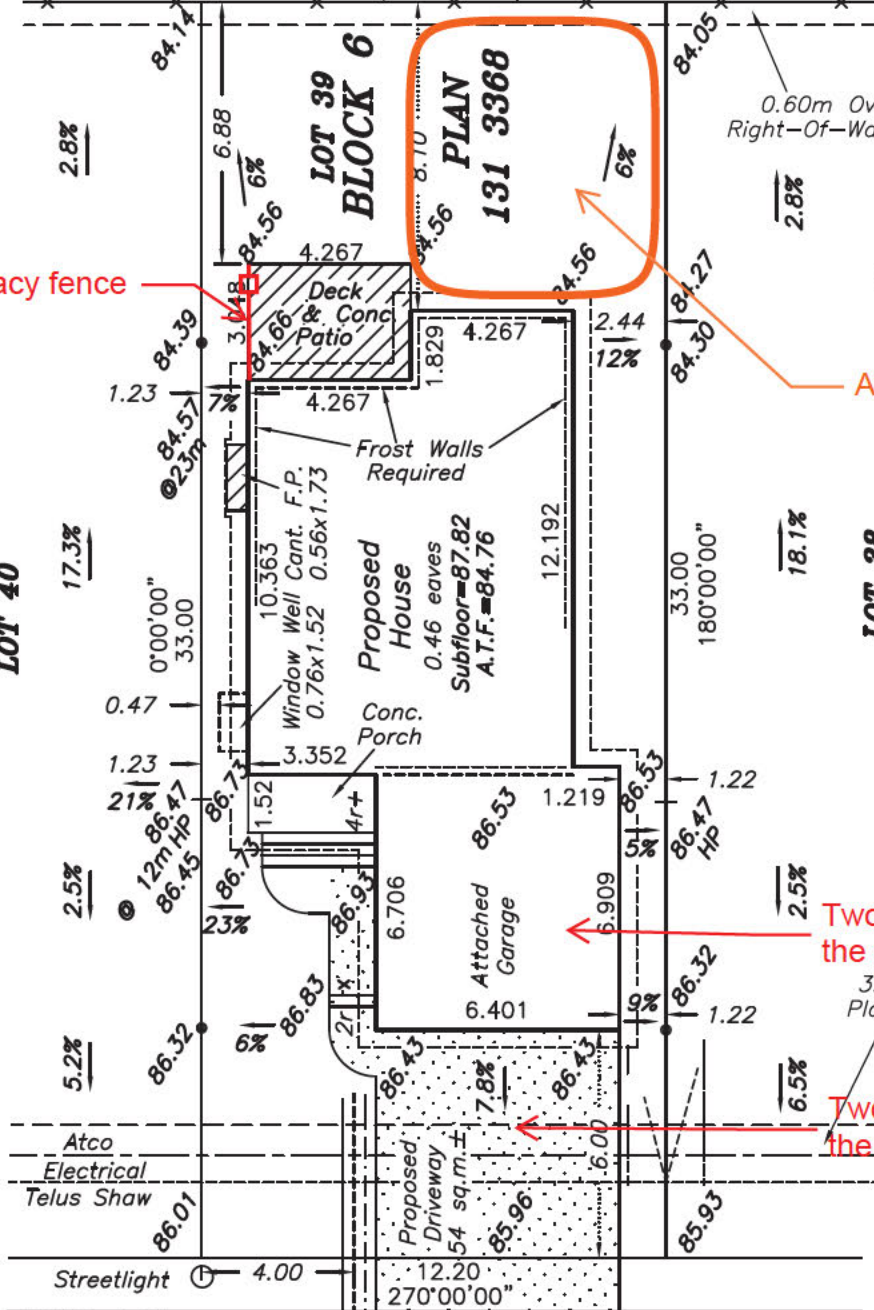
Opaque privacy fence

Construction Revision:
03/07/2019 - Added deck
and revised front of porch
to match standard drawing - VB
03/26/2019 - Revised as per
A.C approval - VB

Amenity space

LOT 40

LOT 38



Two parking stalls in
the garage

3.50m U.R.W.
Plan 131 3369

Two parking stalls on
the driveway

Note:
Service Lines are approximate and
should not be used for location
of lines.

B.O.W.=1.38

L.O.G.=3.00

BAYSIDE LOOP S.W.



PREPARED BY:

VISTA GEOMATICS LTD

Attachment 5: Notice of Decision

Date Printed: May 20, 2025

AYENIMO, OLUWABUSAYO JULIET
201 BAYSIDE LOOP SW
AIRDRIE, AB T4B 3W7

NOTICE OF DECISION

Application Number: PL2402430

Approved Use: Supportive Housing, Limited (Change of Use)

Property Address

201 BAYSIDE LOOP SW, AIRDRIE, AB

Legal Description

Lot: 39, Block: 6, Plan: 1313368

Dear Applicant,

Your development permit application was reviewed and has been **CONDITIONALLY APPROVED** by the Development Authority, subject to compliance with the attached *permanent* Conditions of Approval.

Advisory Comments are also attached and are intended to help obtain additional permits and information for your development, if applicable. Please note, **this is not a Development Permit or permission to start construction.**

Mandatory Appeal Period

According to provincial statutes, this decision must be advertised for a mandatory 21-day appeal period at www.airdrie.ca/developments. During the appeal period, the decision and/or the conditions of the decision may be appealed.

The appeal period for this decision starts on May 20, 2025, and ends on June 10, 2025. If no appeals are filed, your Development Permit will be issued within two to four business days of the appeal end date.

If you have any questions, please get in touch with the file manager, Shengxu Li, at Shengxu.Li@airdrie.ca or 403.948.8800 ext. 8238.

For more information about filing an appeal on your Conditions of Approval, visit www.airdrie.ca/sdab or contact the Subdivision and Development Appeal Board (SDAB) clerk at 403.948.8816 or appeals@airdrie.ca.

Yours truly,



Gail R. Gibeau RPP, MCIP
Development Officer
Current Planning
City of Airdrie

CONDITIONS OF APPROVAL & ADVISORY COMMENTS

Application Number: PL2402430

Approved Use: Supportive Housing, Limited (Change of Use)

Property Address

201 BAYSIDE LOOP SW, AIRDRIE, AB

Legal Description

Lot: 39, Block: 6, Plan: 1313368

Conditions of Approval

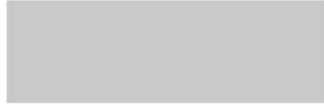
1. This development permit authorizes the development of a Supportive Housing, Limited which is a Discretionary Use in the R1, Single Detached Residential District, on the lands legally described as LOT - 39, Block - 6, PLAN - 1313368.
2. All development, including the location, orientation, capacity, intensity, and use of buildings and any landscaping and site improvements, must be completed in accordance with Approved Plans.
3. Any changes to the design, format, location, orientation, capacity, intensity or use of any part of the development requires approval by the Development Authority.
4. All development must be carried out in accordance with the Land Use Bylaw and the Engineering Standards.
5. The Developer shall provide FOUR [4] on-site parking stalls as indicated on the Approved Plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material.
6. The maximum number of residents (clients) that will be living in the home shall be THREE (3) and the maximum number of support staff (full-time employees equivalents) on site at any one time shall be TWO (2).
7. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building, property, or the surrounding neighbourhood.
8. No building or structure used for the purpose of a Supportive Housing facility shall be used for other forms of lodging.
9. The applicant shall maintain fencing for the rear yard in accordance with the standards of Land Use Bylaw B-01/2016.

Advisory Comments

- a) The Developer is responsible for complying with all relevant municipal, provincial, and federal legislation.
- b) All other necessary permits and inspections are the responsibility of the applicant including, but not limited to, Building Permits and Fire Approval and shall be submitted to the City as required. Please contact the Building Department at 403-948-8832 and/or the Fire Department at 403-948-8880.
- c) The Developer shall contact utility providers (gas, electric, telecommunications) and arrange for utilities to be installed or relocated in accordance with the utility provider requirements, at the Developer's sole cost.

Attachment 6: Notification Letter & 60m Radius Map

Date Printed: May 20, 2025



DEVELOPMENT APPROVAL NOTIFICATION

Dear Resident,

A Development Permit has been conditionally approved for a property located within a 60m radius of your property. The development is for a Tenancy - Change of Use Discretionary. Please note, the Development Permit has not yet been issued.

Development Details

Location:	201 BAYSIDE LOOP SW, AIRDRIE, AB	LOT - 39, Block - 6, PLAN - 1313368
Application Number:	PL2402430	
Description:	Supportive Housing, Limited	
Variance(s):	None	

According to provincial statutes, the decision must be advertised for a mandatory 21-day appeal period at www.airdrie.ca/developments. During this appeal period, the decision and/or the conditions of the decision may be appealed. Anyone who believes this development may impact them can appeal to the Subdivision and Development Appeal Board. If the decision is not appealed, the Development Permit will be issued.

Notification Appeal Period: May 20, 2025 - June 10, 2025

Talk to a Planner

Have questions about the development, or would you like to schedule a viewing of the Development Permit or its plans? Please get in touch with the file manager, Terence Santiano, at Terence.Santiano@airdrie.ca or 403.948.8800 ext. 8611.

Submit an Appeal

Looking to submit an appeal? An appeal is commenced by filing a Notice of Appeal Form containing reasons why you oppose the development and paying the applicable fee to the SDAB clerk by the last day of the appeal period. For detailed instructions on how to file an appeal, visit www.airdrie.ca/sdab or contact the SDAB Clerk at 403.948.8816 or appeals@airdrie.ca.





Attachment 7: Notice of Appeal

JUN 09 2025

City of Airdrie
Subdivision and Development Appeal Board

Notice of Appeal Form

A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision.
A notice of appeal for a subdivision matter must be filed within 14 days after the receipt of the subdivision authority's written decision.

Appellant (Landowner, applicant, or affected party filing the appeal)

Name of Appellant(s) Tyler Clarke

Telephone #

Mailing Address 206 Bayside Loop Sw

Municipality Airdrie

Province AB

Postal Code T4B3W7

E-mail Address (By providing an e-mail address I consent to receive documents by e-mail)

Property under appeal

Municipal Address

201 Bayside Loop SW

Legal Land Description (Lot, Block, Plan)

Lot - 39 Block - 6 Plan - 1313368

Development Permit #, Subdivision Application #, or Enforcement Order #
PL2402430

Date of decision

May 20th, 2025

Matter being appealed (check one box only)

Development authority decision

☒ Approval or the conditions of approval☐ Refusal

Subdivision authority decision

☐ Approval or the conditions of approval☐ Refusal

Enforcement decision

☐ Stop Order

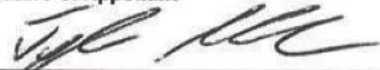
Reasons for appeal (attach separate page if required) - All appeals must contain reasons

Appeal Reasons

- 1) Land Development Permit was conditionally approved on May 20th, 2025. Applicants didn't post signs until May 23th, 2025.
Due to Reason 165 on the City of Airdrie - Subdivision and Development Appeal Board Decision - 201 Bayside Loop SW PERMIT PL 2300565
2) The Land Development Permit application has 4 parking spots. Tandem parking is not allowed for standard low density residential developments. CITATION: SDAB - 2023-09
Due to Reason 134 and 137(f) on the City of Airdrie - Subdivision and Development Appeal Board Decision
3) No parking for visitors on site.
Due to Reason 151 and 154 on the City of Airdrie - Subdivision and Development Appeal Board Decision
4) The applicant's new Land Development Permit application states "no visitors" which is inappropriate and unenforceable.
Due to Reason 149 on the City of Airdrie - Subdivision and Development Appeal Board Decision
5) No parking for residents.
Due to Reason 152 on the City of Airdrie - Subdivision and Development Appeal Board Decision
6) Bus Stop is 550 metres away from the property.
Due to Section 7.21 and Reason 143 on the City of Airdrie - Subdivision and Development Appeal Board Decision
7) This application is for 5 people total. It's 3 residents and 2 staff members.
The homeowner doesn't need to move from the property. That would be 9 people total. Owner can move or not after approval. They aren't forced to move out.
Due to Reason 109(d) on the City of Airdrie - Subdivision and Development Appeal Board Decision
8) Permit conditions appear to provide the Development Authority the right to approve changes, variances, exemptions, or relaxations without a further permit - including to occupancy.
They can change the number of residents with no need for a new permit?
Supportive Housing, Limited = 3-5 residents/clients.
Supportive Housing, General = 6 or more residents/clients.
They can change from 3 to 5 residents with no need to reapply for a new Land Development Permit. Just need city approval.
Due to Reason 153, 163, and 164 on the City of Airdrie - Subdivision and Development Appeal Board Decision
9) Lack of privacy for other people in the neighbourhood.
Due to Reason 159 on the City of Airdrie - Subdivision and Development Appeal Board Decision
10) Lack of privacy for Supportive Housing, Limited residents. Only small trees have been put in the backyard.
Due to Reason 161(b) on the City of Airdrie - Subdivision and Development Appeal Board Decision
11) Reason 162 has not been completed. "Had the Board upheld the Permit, it would have required plan amendments including a privacy screen along the deck interfacing to Mr. Hemm's deck and a landscaping plan to provide some reasonable amount of yard and / or deck screening for the comfort of the Property residents, staff, and neighbours in accordance with Land Use Bylaw section 2.4.5(2)(j)." Privacy screen has been installed. Landscaping plan still lacks privacy.
12) Community engagement letter wasn't sent to all addresses submitted by the applicants. This is mis-representation and submitting false documents.

Part of Group Appeal - Spokesperson - Tyler Clarke - Email - BaysideAppeal@gmail.com

Signature of Appellant



Date

May 30th / 2025

The personal information on this form is collected for the purpose of administering the Subdivision and Development Appeal Board appeal process and becomes a public document which may be provided to those who may be affected by your appeal. This personal information is collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. Questions concerning the collection of this information can be directed to the FOIP Coordinator at (403) 948-8816 or by e-mail to foip@airdrie.ca.

JUN 09 2025

City of Airdrie Subdivision and Development Appeal Board

Notice of Appeal Form

A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision.
A notice of appeal for a subdivision matter must be filed within 14 days after the receipt of the subdivision authority's written decision.

Appellant (Landowner, applicant, or affected party filing the appeal)

Name of Appellant(s) Jessica Clarke		Telephone # [REDACTED]	
Mailing Address 206 Bayside Loop Sw	Municipality Airdrie	Province AB	Postal Code T4B3W7
E-mail Address (By providing an e-mail address I consent to receive documents by e-mail) [REDACTED]			

Property under appeal

Municipal Address 201 Bayside Loop SW	Legal Land Description (Lot, Block, Plan) Lot - 39 Block - 6 Plan - 1313368
Development Permit #, Subdivision Application #, or Enforcement Order # PL2402430	Date of decision May 20th, 2025

Matter being appealed (check one box only)

Development authority decision <input checked="" type="checkbox"/> Approval or the conditions of approval <input type="checkbox"/> Refusal	Subdivision authority decision <input type="checkbox"/> Approval or the conditions of approval <input type="checkbox"/> Refusal	Enforcement decision <input type="checkbox"/> Stop Order
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Reasons for appeal (attach separate page if required) - All appeals must contain reasons

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 12) Community engagement letter wasn't sent to all addresses submitted by the applicants. This is misrepresentation and submitting false documents.

Part of Group Appeal - Spokesperson - Tyler Clarke - Email - BaysideAppeal@gmail.com

Signature of Appellant

Jessica Clarke

Date

May 30, 2025

The personal information on this form is collected for the purpose of administering the Subdivision and Development Appeal Board appeal process and becomes a public document which may be provided to those who may be affected by your appeal. This personal information is collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. Questions concerning the collection of this information can be directed to the FOIP Coordinator at (403) 948-8816 or by e-mail to foip@airdrie.ca.

JUN 10 2025

City of Airdrie
Subdivision and Development Appeal Board

Notice of Appeal Form

A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision.
 A notice of appeal for a subdivision matter must be filed within 14 days after the receipt of the subdivision authority's written decision.

Appellant (Landowner, applicant, or affected party filing the appeal)

Name of Appellant(s) **Clinton Hemm / Megan Johnston**

Telephone #

Mailing Address **205 Bayside Loop S.W**

Municipality **Airdrie**

Province **AB**

Postal Code **T4B 3W7**

E-mail Address (By providing an e-mail address I consent to receive documents by e-mail)

Property under appeal

Municipal Address
201 Bayside Loop SW

Legal Land Description (Lot, Block, Plan)

Lot - 39 Block - 6 Plan - 1313368

Development Permit #, Subdivision Application #, or Enforcement Order #
PL2402430

Date of decision **May 20th, 2025**

Matter being appealed (check one box only)

Development authority decision

- ☒ Approval or the conditions of approval
☐ Refusal

Subdivision authority decision

- ☐ Approval or the conditions of approval
☐ Refusal

Enforcement decision

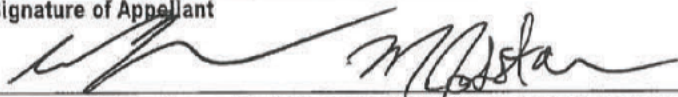
- ☐ Stop Order

Reasons for appeal (attach separate page if required) - All appeals must contain reasons

- Home location to public services
- Privacy issues for neighbors
- Permit approval notice posted location
- Community engagement
- Approved secondary suites in close proximity
- Traffic concerns
- Parking concerns
- Contact issues for the provider
- Application timeline

Please see attached documents for further information

Signature of Appellant



Date

June 10, 2025

The personal information on this form is collected for the purpose of administering the Subdivision and Development Appeal Board appeal process and becomes a public document which may be provided to those who may be affected by your appeal. This personal information is collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. Questions concerning the collection of this information can be directed to the FOIP Coordinator at (403) 948-8816 or by e-mail to foip@airdrie.ca.

**City of Airdrie
Subdivision and Development Appeal Board**

Notice of Appeal Form

Notice of Appeal Information

How do I file my appeal?

- Your Notice of Appeal and the required fee must be received by the Subdivision and Development Appeal Board (SDAB) no later than the final date for appeal as specified in the *Municipal Government Act*. Notice of Appeal sent by mail must be received by the SDAB (not post-marked) on or before the final date for appeal.
- A non-refundable \$250 (Development Appeal or Stop Order) or \$350 (Subdivision Appeal) filing fee is required on or before the final date for appeal.
- You can submit your Notice of Appeal and the fee in the following ways:

By mail to:	Subdivision and Development Appeal Board 400 Main Street SE, Airdrie, AB T4B 3C3 Attention: Clerk of the Subdivision and Development Appeal Board Pay by cheque payable to "City of Airdrie".
Deliver in person to:	Subdivision and Development Appeal Board 400 Main Street SE, Airdrie, AB T4B 3C3 Attention: Clerk of the Subdivision and Development Appeal Board Pay by cheque payable to "City of Airdrie", cash, debit card, Visa, or Mastercard.
By e-mail to:	Appeals@airdrie.ca Pay with Visa or Mastercard by phoning 403-948-8816 between 8:30 am 4:30 pm, Monday to Friday.

What happens after my appeal is submitted?

The SDAB clerk schedules an appeal hearing within 30 days of receiving the appeal form and fee. You and any other party required to be notified under the *Municipal Government Act* or the City of Airdrie's *Land Use Bylaw* will receive a written Notice of Hearing.

Please note, the SDAB hearing is considered a hearing *de novo* (to hear anew). The Board can confirm, revoke, or vary the order, decision, or development permit, or any attached condition. The Board may also replace an order, decision, or permit with its own. For example, if conditions of a development permit are appealed, the Board may deny the development permit in its entirety. In these circumstances, there may be legislated re-application waiting periods.

Where can I get more information?

- For information about filing an appeal or SDAB procedures, contact the SDAB Clerk at 403-948-8816 or appeals@airdrie.ca.
- For information about land development applications or the City of Airdrie's Municipal Development Plan or *Land Use Bylaw*, contact the City of Airdrie's Planning Department at 403-948-8848 or planning@airdrie.ca.
- For information about the enforcement of municipal bylaws, contact the City of Airdrie's Municipal Enforcement at 403-948-8892.

Attachment 8: Applicable LUB Sections

1.13 Definitions

- (1) In the list of definitions provided below, definitions which are shown with a shaded (blue) background are land uses, while other definitions and general terms are left with a white/blank background.
- (2) Use Definitions: If, in the opinion of the Development Authority, a particular use does not conform to any of the following definitions; or if a particular use appears to conform to two or more definitions, the particular use may be deemed to conform to the definition which, in the opinion of the Development Authority is most appropriate.
- (3) The Development Authority may approve ancillary uses which serve the needs of the principal use where not specifically excluded by the land use definition deemed most appropriate by the Development Authority.
- (4) Where examples and typical uses are included, they are meant to offer examples as a way of explaining the use category and are not meant to limit the scope of the definition in any way.
- (5) In this Bylaw, unless the context otherwise requires:

Supportive Housing, Limited means:

A type of long-term accommodation integrated with other residential land uses in a neighbourhood context providing on-site professional care and supervision, where services might include regular housekeeping, nursing care, personal care, health, wellness, and recreational support for three (3) to five (5) residents (clients). This use does not include an institution such as extended medical treatment centres, detention and correction facilities, or temporary care housing.

Bylaw B-33/2024

2.1.2 Duties of the Development Officer

The Development Officer shall:

- (1) Determine whether or not a Development Permit application is required.
- (2) Receive and process all applications for a Development Permit;
- (3) Keep and maintain for inspection during regular municipal office hours, a copy of this Bylaw as amended and ensure that copies are available to the public;
- (4) Keep a register of all Development Permit applications including the decisions rendered on them and the reasons thereof for a minimum of ten years;
- (5) Be considered a designated officer for the purpose of performing site inspections pursuant to the Act;
- (6) Make decisions on all Development Permit applications for Permitted Uses and set conditions, as authorized by this Bylaw or the Act;
- (7) Make decisions on Development Permit applications for the following Discretionary Uses:
 - (a) Accessory uses;
 - (b) Secondary Suites; [Bylaw B-12/2017](#)
 - (c) Changes of use in a bay, building, or portion of a site, except for Change of Use applications to a Cannabis Retail or Cannabis Facility land use; [Bylaw B-27/2018](#)
 - (d) Home Businesses pursuant to provisions of (**Section 6.12**);
 - (e) Signs listed as "Discretionary" under **Part 5** (Sign Regulations);
 - (f) The development of a Discretionary Use or Building which is consistent with an approved Master Site Plan, and;
 - (g) Additions, including expansions to an existing building, the addition of a new building, and intensification of an existing use, for Discretionary Uses providing the size of the addition does not exceed 30% of the approved, established development. Any addition exceeding 30% of the approved, established development shall be referred to the Municipal Planning Commission for decision.
 - (h) Revisions to an approved Development Permit in accordance with the requirements and considerations outlined in **Section 2.4.9**.
- (8) Make decisions on Variance applications where the variance applies to a development or use listed under the Development Officer's authorities and responsibilities, outlined in Section **2.1.2(6)** and **(7)**;
- (9) Make decisions on all applications for extensions to the required timeline for the completion of conditions, or the commencement or completion of the development, as outlined in Section **2.4.7**;
- (10) Ensure that every Master Site Plan application is processed and presented to Municipal Planning Commission for consideration and decision;
- (11) Ensure that every application made to amend the Land Use Bylaw is processed, and a corresponding amending bylaw presented to Council for consideration with adequate supporting material including a staff recommendation, as expeditiously as an appropriate review and available resources will allow.
- (12) Refer all other Development Permit and Variance applications for Discretionary Uses to the Municipal Planning Commission;
- (13) The Development Officer may:
 - (a) Refer any Development Permit application to the Municipal Planning Commission;
 - (b) Refer any other planning or development matter to the Municipal Planning Commission for its review, support or advice. [Bylaw B-12/2017](#)

6.24 Supportive Housing

- (1) In addition to the requirements of Section 2.3.4, a Development Permit application for a Supportive Housing facility may require the submission of the following to the satisfaction of the Development Authority:
 - (a) Proof of completed engagement and/or notification of properties within a 60m radius of the subject property.
 - (b) A written description of how communication with residents within a 60m radius will continue to happen and how future neighborhood compatibility issues are to be resolved including how to contact the facility operator
- (2) Supportive Housing facilities may form a portion of the development of another use, provided that Supportive Housing is listed as a Permitted or Discretionary Use in the district subject to that application.
- (3) Where a Supportive Housing facility is being created in an existing or planned dwelling or building in any residential district, no exterior alterations shall be undertaken which would be inconsistent with the residential character of the building, property, or the surrounding neighbourhood.
- (4) Where a Supportive Housing facility is developed in a residential district, it must be consistent with the scale and form of the residential dwelling types that are listed as either Permitted or Discretionary Uses in that district and must meet the same dimensional requirements for lot sizes, building heights, setbacks, coverage, and provision of amenity area.
- (5) In the review of Development Permit applications where Supportive Housing is listed as a Discretionary Use, consideration shall be given to the proximity of the proposed development to other similar facilities, the location of the facility on the block and in the neighbourhood, and the street classification to ensure that there shall not be cumulative land use impacts on the neighbourhood in which the proposed facility is to be located.
- (6) A Supportive Housing, Limited facility shall not be developed on the same site as a Hostel, Bed and Breakfast Establishment, Home Business General or Major, Child Care Facility, or Accessory Suite.
- (7) A Development Permit for a Supportive Housing facility shall specify the maximum number of residents (clients) that will be living in the home and the maximum number of support staff (full-time employee equivalents) on site at any one time.

Bylaw B-33/2024

Use Classification	Minimum Parking Required
Educational Institution, Private/Public <i>Elementary and Middle Schools</i>	1.5 stalls per classroom and portable classroom.
Educational Institution, Private/Public <i>High School</i>	1.5 stalls per classroom and portable classroom, PLUS 1.0 stall for every 15 students (based on max. enrollment)
Educational Institution, Major <i>College/University</i>	1.0 stall for every 10 students (based on max. enrollment), OR As determined by a parking study. To be exercised at the discretion of the Development Authority.
Government Services <i>Public or Quasi-Public Offices Registries</i>	5.0 stalls per 100m ² gross floor area
Public Assembly	8.0 stalls per 100m ² gross floor area OR 1.0 stall for every 5 seats To be exercised at the discretion of the Development Authority.
Other Education or Institutional Uses (Not otherwise listed) <i>Libraries, Learning Centres</i>	2.5 stalls per 100m ² gross floor area

Use Classification	Minimum Parking Required
Health and Supportive Services	
Child Care	0.1 stalls per child for pick-up and drop-off for the facility (based on the maximum capacity of the facility) PLUS 1.0 stall per staff only. <div>Bylaw B-31/2023</div>
Health Care, Limited	4.0 stalls per 100m ² gross floor area
Health Care, General	3.0 stalls per 100m ² gross floor area
Hospital	1.0 stall per 3 beds, (based on max. capacity of the facility), OR As determined by a parking study. To be exercised at the discretion of the Development Authority.
Supportive Housing, Limited	Parking as per the appropriate residential housing group PLUS 1.0 stall per staff on site at any given time. Tandem parking configuration(s) may be allowed at the discretion of the Development Authority . <div>Bylaw B-33/2024</div>
Supportive Housing, General	1.0 stall per 4 beds PLUS 1.0 visitor stall per 5 beds
Other Care and Supportive Facilities (Not otherwise listed)	1.0 stall per 3 units OR 3.0 stalls per 100m ² gross floor area To be exercised at the discretion of the Development Authority.

- (10) The Development Authority shall apply a 25% reduction to the minimum parking required for the use classifications found in Table 5 within the Downtown Core Mixed-Use District (M3), except as noted in Section 4.4(11).
- (11) Where a development application for a change in land use of a building, or bay within a building, of less than 100m² within the Downtown Core Mixed-Use District (M3) requires a higher number of parking stalls under the use classifications of Table 5, no variance shall be required, unless:
- The proposed land use has a ratio greater than 4.5 stalls per 100m²; or,
 - The proposed land use is listed in the following classification categories of Table 5:
 - Residential Uses
 - Accessory Uses
 - Food/Beverage, Office and Lodging Uses; or,
 - The proposed land use is among the following uses:
 - Industrial, Manufacturing and Operations
 - Industrial Distribution
 - Storage Facilities
 - Child Care or,
 - The resulting increase in parking from the change in use results in an increase of 5.0 stalls or more, after the parking rate reduction in Section 4.4(10) is applied.

Attachment 9: Results of Accessory Uses

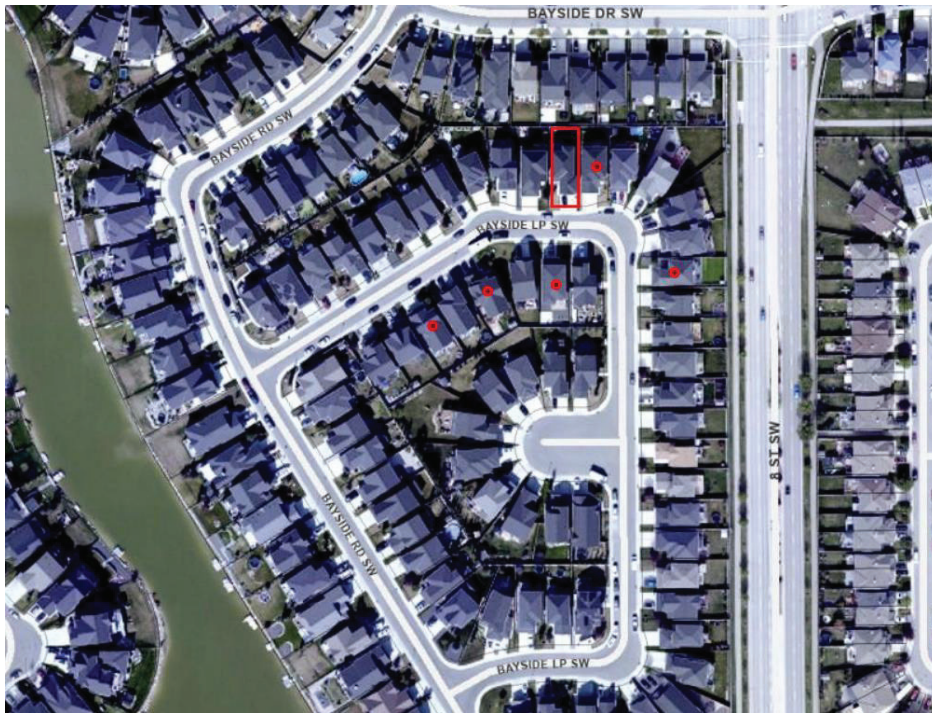


Figure 1: Approved Secondary Suite

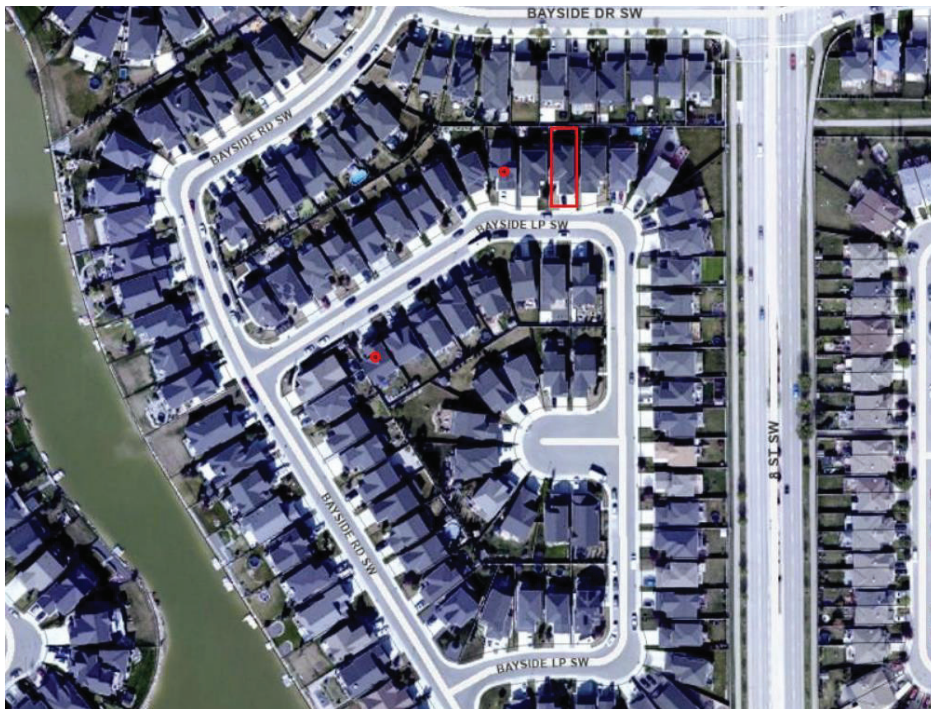


Figure 2: Approved Home Business Use (closed in 2023) and Child Care Use