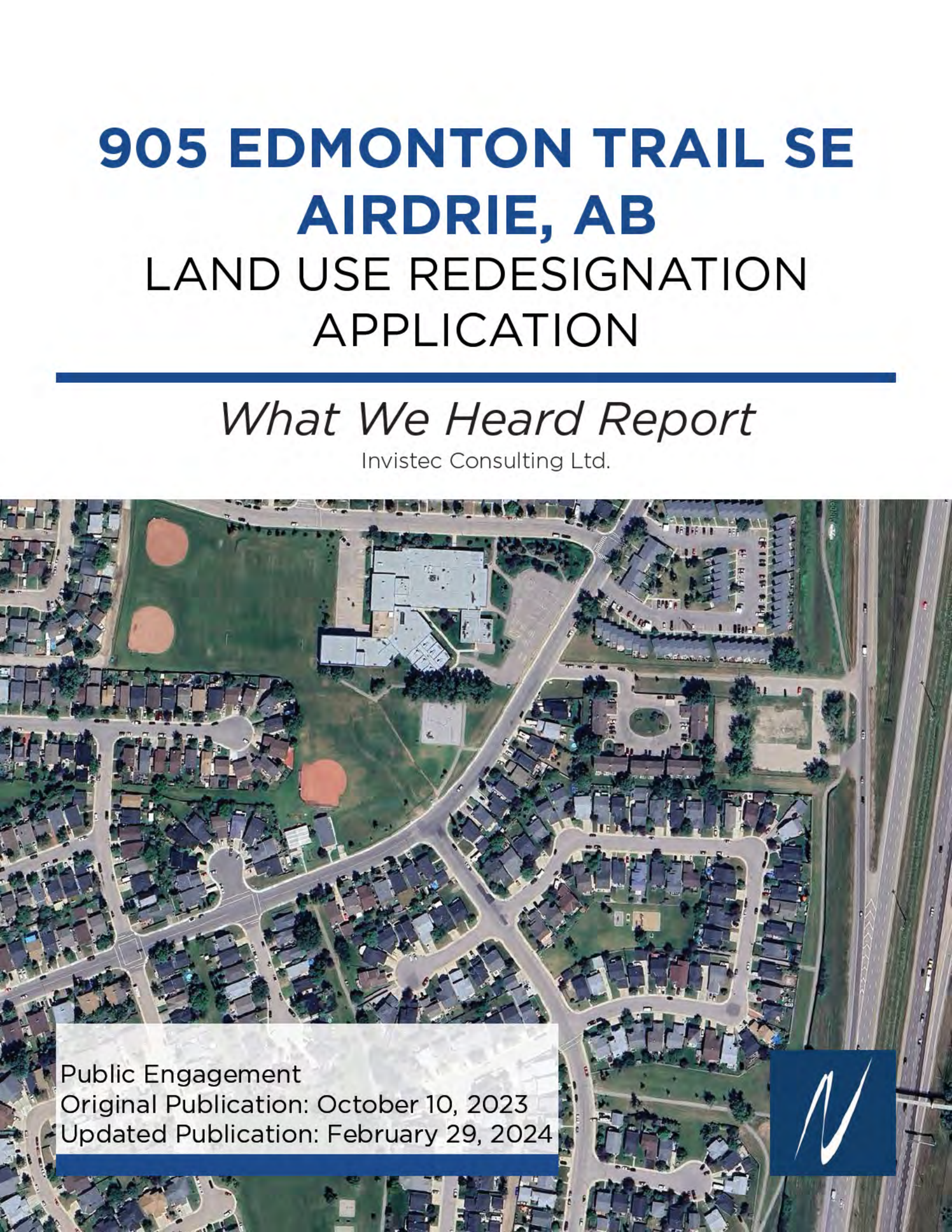


# 905 EDMONTON TRAIL SE AIRDRIE, AB LAND USE REDESIGNATION APPLICATION

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## *What We Heard Report*

Invistec Consulting Ltd.



Public Engagement  
Original Publication: October 10, 2023  
Updated Publication: February 29, 2024





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SECTION 1

# PROJECT DESCRIPTION

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## 1.0 PROJECT DESCRIPTION

Invistec Consulting Ltd. (Invistec) has been retained by Creation Communities Inc. (the landowner) to prepare a land use redesignation application for the parcel located at 905 Edmonton Trail SE in the Edgewater community from Direct Control Bylaw 39 (DC-39) to a new Direct Control (DC) Provision. The new DC will provide regulations that would support the opportunity to develop a 5-storey mixed use development that will offer a mix of commercial uses at grade with residential uses above grade, with 56 total condo units proposed.

The site is currently vacant with no existing buildings on-site and was formerly used as an RCMP detachment. The subject site is bounded to the south, west, and north by existing residential development, and Edmonton Trail to the east. Existing residential development is designated as R2-T Townhouse Residential District to the North and West of the parcel and R1 - Single Detached Residential District to the South.

905 Edmonton Trail SE falls within the Edgewater community, which is an established community with a variety of features and forms of development. Some key community features include a regional pathway trail, Muriel Clayton Middle School 500m away from the site, Fuzzy Pickles Preschool 450m away, and 3 baseball diamonds approximately 800m distance from the site. There are 4 playgrounds within a 1 km distance. Downtown is approximately an 800m distance from the parcel and offers many other amenities, such as grocery stores and restaurants.

*Figure 1. Site Boundary and Surrounding Area*



SECTION 2

# WHAT WE DID

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## 2.0 WHAT WE DID

### 2.1 Overview

The outreach tactics and techniques completed for this land use redesignation application were selected in accordance with the City of Airdrie's Public Engagement Guidelines. The Public Engagement Guidelines provide guidance on what should be included in public engagement and a Public Engagement Strategy. Invistec Consulting Ltd. prepared its Public Engagement Strategy and received approval of its approach from the City of Airdrie on August 22, 2023. The Public Engagement Strategy sets-forth the project engagement approach as well as outlining forms or methods of engagement to be utilized. Below are a list of engagement activities and events that were held pertaining to the land use redesignation application.

1. Community Door Knocking - September 8, 2023
2. Airdrie Fest Information Booth - September 9th (done by Creation Communities Inc.)
3. Public Open House - September 21, 2023

### 2.2 Door Knocking & Information Handout with Online Feedback Form

On Friday, September 08, 2023, Invistec Consulting Ltd. knocked on the doors of approximately 65 houses within +/- 100m of the subject site between 1:00pm and 4:00pm to provide preliminary information about the land use redesignation application. Specifically, Invistec Consulting Ltd. knocked on the doors of houses in Figure 2 on the following page. Approximately 43% (21 houses) had someone answer the door and 57% (28 houses) did not answer. Among the 43% (21 houses) that had someone answer the door, 57% (12 houses) had no comment. Invistec Consulting Ltd. recorded any comments residents had and left an information handout at each house.

The handout provided to residents included the information pertaining to the land use redesignation application, including the location of the site and information about the land use redesignation application. The handout is included within Appendix I. The handout provided the opportunity to leave feedback either by e-mailing Invistec Consulting Ltd. at [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca) or through the QR code on the handout, which links to a Google Form that contained a comment box where residents could add in supplemental comments.

The Google Form remained open during the public engagement process, which provided the opportunity for nearby residents to comment or ask questions about the land use redesignation application. The Google Form received five responses, four of which were questions asking for more information about the land use redesignation application while the one other response said "no." Residents who asked questions in the Google Form and sent questions to the Invistec Consulting Ltd. e-mail ([yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)) were sent responses to their questions by Invistec Consulting Ltd. The correspondence is included in Appendix IV.

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Figure 2. Community Door Knocking



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## 2.4 AirdrieFest Booth

Creation Communities Inc. hosted a booth with information about the land use redesignation application on September 9, 2023 at AirdrieFest, which is an annual street festival in the City of Airdrie. Creation Communities Inc. heard from and had discussions with City of Airdrie residents about the land use redesignation application. Creation Communities Inc. received 18 feedback forms from residents with additional comments, which are included within Appendix V.

## 2.5 Public Open House

Invistec Consulting Ltd. hosted a Public Open House on September 21, 2023 from 6pm-8pm at the Best Western Airdrie (Regency Room). Invistec Consulting Ltd. prepared and mailed out 145 postcard invitations (post-card invitations are located within Appendix IV) to addresses within a notification radius determined by the City of Airdrie Planning Department in relation to the subject site, shown in Figure 3.

The Public Open House was designed to be an informal drop-in style event, where invitees could drop-in anytime between the proposed hours and review the information boards as well as ask questions about the land use redesignation application to the Project Team. Refreshments such as coffee, water, and timbits were also provided. Based on Invistec's sign-in forms, there were 18 attendees that dropped in at the Public Open House. The purpose of the Public Open House was to provide members of the public with an opportunity to learn more about the land use redesignation application, have the Project Team listen to residents' comments and concerns about the application, answer questions, and gather feedback. The information boards provided at the Open House included the following:

- **Comment board** where people could add sticky notes with comments.
- **Project Timeline and Process board** with the City of Airdrie Community Planning Process showing where we are within the process. Also included a general timeline of the land use redesignation application process and where we are within that process.
- **Location and Context board** including images with the context and four site photos from different angles.
- **Planning Policy and Land Use board** with a map of the existing land use districts and related policy taken from the City of Airdrie Municipal Development Plan (MDP), which guides and informs redevelopment within the area..
- **Existing vs. Proposed DC Regulations board** that provides a summary of the existing DC-39 Provision and the proposed DC Provision for the site.
- **Preliminary Traffic Analysis board** showing traffic count data collected for 14hrs between September 7-8, 2023. The board demonstrated AM and PM existing peak hour traffic at noted intersection roadways nearby the subject site. In addition, preliminary assumptions were used to help provide what the anticipated traffic from the future development may entail through AM and PM peak hour trips.
- **Site Plan board** outlines where the proposed building, amenity, and parking will be on the site.
- **Shadow Study board** includes images of the shadows that would occur from the proposed building in the summer solstice, fall equinox, and winter solstice.

# INVISTEC CONSULTING LTD.

- **Massing Model board** shows the proposed massing from the southwest and northeast corner angles.

The comment board was where residents provided feedback with sticky notes. There were 46 sticky notes with comments about the land use redesignation application. Appendix III includes the open house boards with the information provided on information boards on display. Attendees were asked to provide input about the Public Open House and any additional comments about the land use redesignation application in a feedback form. There were four feedback forms returned with comments either at the Public Open House or by e-mail after the event.



Figure 3. Open House Notification Boundary



— Open House Notification Boundary

## SECTION 3

# WHAT WE HEARD

## 3.1 WHAT WE HEARD

Feedback was gathered at the door knocking by notetaking and the Google Form, at AirdrieFest with feedback forms, and at the Public Open House by an information board with sticky notes and feedback forms. Invistec Consulting Ltd. collected the feedback and identified key themes that emerged throughout each component of the public engagement.

Comments offering support for the land use redesignation application had the following themes:

- Commercial uses
- Number of units
- Redevelopment
- Site location

The primary concerns stated from the feedback received are:

- Commercial uses
- Number of units
- Height
- Traffic and Parking
- Safety
- Noise
- Light pollution
- Perceived property value decrease
- Site location
- Stormwater management

The next page has a table with the most common themes and a summary of comments that were brought up in relation to the themes.

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| THEME           | SUMMARY OF COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2024-02-14 Invistec Response Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commercial uses | <p>Supporting comments:</p> <ul style="list-style-type: none"> <li>Support for coffee shops and childcare services nearby that are easily accessible via multiple modes of transportation (walking, cycling, driving).</li> <li>Support for medical services that would support daily medical needs or appointments such as a doctor or dentist office.</li> </ul> <p>Concerns:</p> <ul style="list-style-type: none"> <li>The commercial uses could increase traffic and cause parking to spill over to other places in the neighbourhood.</li> </ul> | <ul style="list-style-type: none"> <li>The proposed development provides less commercial development opportunity than what the current site's existing land use district (DC-39) allows. The current DC-39 allows for up to 2,322.5m<sup>2</sup> or 25,000ft<sup>2</sup> of commercial development. Whereas the proposed (new DC Provision) allows for up to 1,225m<sup>2</sup> or 13,185ft<sup>2</sup> saleable commercial floor area (1,600m<sup>2</sup> total commercial floor area), which represents a difference of -1,097.5m<sup>2</sup> or -11,813ft<sup>2</sup> of commercial development on-site. Moreover, the subject site has considered feedback around on-site parking provisions and through further analysis the proposal is providing both underground and surface parking opportunities. In doing so this will provide the site with a total of 120 parking stalls.</li> </ul>                   |
| Number of Units | <p>Supporting comments:</p> <ul style="list-style-type: none"> <li>More units than the proposed 56 should be provided due to current limits in housing supply and increase in people moving to the City of Airdrie.</li> <li>Looking forward to more multi-family housing options in the City of Airdrie.</li> </ul> <p>Concerns:</p> <ul style="list-style-type: none"> <li>Too many units and people to add to the neighbourhood.</li> </ul>                                                                                                         | <ul style="list-style-type: none"> <li>The proposal contemplates 56 residential units. The current land use district for the subject site (DC-39) allows for 21 residential units. This represents a difference of +35 housing units on-site from what exists today that could be built. Furthermore, the City of Airdrie Growth Report: Tracking Development and Change (2023), states on p.6 "Airdrie's multi-family market has fast become one of the tightest submarkets in the greater Calgary region, with vacancy rates declining from approximately two per cent in late 2021 to virtually zero at the start of 2023". With this understanding of market supply shortage, coupled with growing affordability concerns it is an important initiative of many municipalities (including Airdrie) to provide more multi-residential forms of housing, of which this application intends to provide.</li> </ul> |

# INVISTEC CONSULTING LTD.

| THEME               | SUMMARY OF COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2024-02-14 Invistec Response Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Height              | <p>Concerns:</p> <ul style="list-style-type: none"> <li>• Concern that people in the apartment would look into surrounding residents' homes.</li> <li>• Questioning if the shadow from the 5 storey building would impact how much natural light surrounding houses get.</li> </ul>                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>• The project architect has designed the building to ensure that privacy is maintained to the best ability possible through the use of recessed balconies and privacy walls. In addition, balconies have been strategically placed to face north, south, and east with no balconies proposed to face west. The provided shadow study demonstrates the surrounding development will not be in shadow for a majority of the year (notwithstanding the winter month(s)).</li> </ul>                                                                                                                                                                                                                                                                                        |
| Redevelopment       | <p>Concerns:</p> <ul style="list-style-type: none"> <li>• Developing on the property would make the site less of an eyesore.</li> <li>• Random people are currently parking on the empty property.</li> </ul>                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>• The enhancement of the site will bring further commercial and housing opportunities to the community, and bring an existing underutilized site up to a higher standard.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Traffic and Parking | <p>Concerns:</p> <ul style="list-style-type: none"> <li>• An increase in traffic from the proposed development brought up safety concerns related to the nearby school.</li> <li>• Concern for an increase in traffic and that it will bring an increase in accidents as merging onto Edmonton Trail is currently unsafe and at high speeds.</li> <li>• Overflow parking onto neighbouring streets could occur if the number of parking stalls are not enough for 56 units.</li> </ul> | <ul style="list-style-type: none"> <li>• Through additional analysis the formerly proposed connection to Allen Street is no longer recommended. In turn, access to the subject site will come from Edmonton Trail only and will not impact the safety of the nearby school site.</li> <li>• Off-site improvements as recommended in the TIA will ensure that operational traffic flow and safety is maintained for vehicles traveling southbound on Edmonton Trail and for those vehicles who will be entering and existing the subject site.</li> <li>• As noted above, the proposal has provided parking within both an underground parkade and surface parking lot. A total of 120 parking stalls have been provided and have been confirmed to satisfy the proposed uses on site parking needs.</li> </ul> |

# INVISTEC CONSULTING LTD.

| THEME                              | SUMMARY OF COMMENTS                                                                                                                                                                           | 2024-02-14 Invistec Response Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic and Parking<br>(continued) | Concerns: <ul style="list-style-type: none"> <li>Less privacy because of the number of parking stalls, including stalls near the west side next to some townhouse condos.</li> </ul>          | <ul style="list-style-type: none"> <li>Through the provided landscape plan additional planting (trees and shrubs) as well as new and improved wooden fencing will be placed to assist with concerns pertaining to noise and buffering between the south and west edges of the subject site boundary.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Safety                             | Concerns: <ul style="list-style-type: none"> <li>Concern about an increase in crime if there is more activity and a condominium/ apartment building in the neighbourhood.</li> </ul>          | <ul style="list-style-type: none"> <li>Any notion that the proposed subject site will lead to increased crime is unfounded and lacks evidence to substantiate such a claim.</li> <li>The subject site will also be designed with CPTED principles to ensure that natural surveillance, strategic lighting, and general safety measures for site specific development is achieved.</li> </ul>                                                                                                                                                                                                                                                                                                                                         |
| Noise                              | Concerns: <ul style="list-style-type: none"> <li>There could be an increase of noise if the development is built due to the increase in people.</li> </ul>                                    | <ul style="list-style-type: none"> <li>Noise within the subject site would predominately be limited to typical vehicle trips / traffic into and out of the subject site. As noted above, the developer has proposed to add additional landscape (trees and shrubs) along the western and southern edges of the subject site. In addition, the developer has proposed to replace the existing barbwire fence along the southern edge of the subject site with a new wooden fence. Lastly, the existing wooden fence along the western edge of the subject site will be enhanced to add an additional set of planks to reinforce the fence and in turn enable the fence to take the form of a noise attenuation like fence.</li> </ul> |
| Light pollution                    | Concerns: <ul style="list-style-type: none"> <li>Concern about lights, including car lights in the parking lot and along the access road, disturbing houses next to/near the site.</li> </ul> | <ul style="list-style-type: none"> <li>Lighting will be determined at the time of the development permit through a lighting plan. Lighting will be provided strategically across the subject site, and will be placed to avoid disturbance to the existing residential development(s), while also promoting dark sky principles.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                          |

# INVISTEC CONSULTING LTD.

| THEME                             | SUMMARY OF COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2024-02-14 Invistec Response Comment                                                                                                                                                                                                                                                                                  |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Perceived property value decrease | <p>Concerns:</p> <ul style="list-style-type: none"> <li>Questioning if the future development would result in a decrease in residents' property values.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>Any notion that the proposed subject site will lead to decreased property values is unfounded and lacks evidence to substantiate such a claim.</li> </ul>                                                                                                                      |
| Site location                     | <p>Support:</p> <ul style="list-style-type: none"> <li>The location near the highway could make it easy to access the amenities and residences.</li> <li>The building could make the drive down Edmonton Trail more aesthetically appealing and modern.</li> </ul> <p>Concerns:</p> <ul style="list-style-type: none"> <li>Safety concerns related to the nearby school if there is an increase in activity in the area as a result of the development.</li> <li>Potential lack of privacy and parking for surrounding residents.</li> </ul> | <ul style="list-style-type: none"> <li>The proposal no longer contemplates or recommends connecting Allen Street to Edmonton Trail, therefore alleviating the concern noted around increased activity near the school site.</li> <li>Privacy concerns have been noted above in previous response comments.</li> </ul> |
| Stormwater Management             | <ul style="list-style-type: none"> <li>Suggestion for stormwater management improvements to be made as the site currently has no stormwater flow control.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>Stormwater will be contained on-site and will be released at pre-development flow rates.</li> </ul>                                                                                                                                                                            |

SECTION 4

# NEXT STEPS

## 4.0 NEXT STEPS

Invistec appreciates the opportunity to have engaged in-person through the community door-knocking and open house process, as well as through email communications. Next steps will include:

- Invistec Consulting Ltd. will share this What We Heard Report with residents who have requested to be kept apprised on the progress of the application, including those who shared their e-mail during the open house and in the Google Form.
- Technical studies, including a Phase I Environmental Site Assessment, a Transportation Impact Assessment, and a Shadow Study, will be completed in support of the application.
- The application, including the proposed DC Provision, will be prepared to be submitted to the City of Airdrie.
- Once the application is prepared, it is submitted to the City of Airdrie for review and processing. Once the application is deemed complete it is placed into circulation for review and comment by respective City of Airdrie Administrative departments. Circulation comments are shared with Invistec (and the greater Project Team) to review and address any outstanding items. Once comments are addressed and satisfied the application is prepared by the file planner to advance to Planning Commission and then City of Airdrie Council in concert with their bylaw adoption process.
- Once the date for the public hearing is set, affected area landowners will be notified of the public hearing by the City of Airdrie. The Public Hearing will allow residents and other interested stakeholders the opportunity to voice their support or concerns regarding the application.

For any further comments or questions about the land use redesignation application, please e-mail [\*\*yycplanning@invistec.ca\*\*](mailto:yycplanning@invistec.ca).

APPENDIX I

# INFORMATION HANDOUT



## Background

Invistec Consulting Ltd. is preparing a land use redesignation application on behalf of Creation Communities Inc. to redesignate the subject site located at 905 Edmonton Trail SE in the Edgewater community from Direct Control Bylaw 39 (DC-39) to a new Direct Control Provision.

## Application Overview

The application will redesignate the site from its current land use district to a new Direct Control Provision (DC). The new DC will provide regulations that would support the opportunity to develop a 5-storey mixed-use development that will offer a mix of commercial uses at the ground floor with residential uses on floors 2-5.

The proposed development will provide additional supportive commercial services to the neighbourhood area and will also provide additional housing supply in the form of 56 condo units. Technical studies, including a Phase I Environmental Site Assessment, a Transportation Impact Assessment, and a Shadow Study will be completed in support of the application. Further details such as site access are still to be determined.

## Next Steps

Invistec has begun preparing the land use redesignation application and is conducting community outreach with local neighbours. Invistec will also be hosting an informal drop-in Open House later in September, with mail out invitations to follow in the coming week(s) with further event specifics. The Open House will provide residents with an additional opportunity to talk with the Project Team, ask any questions related to the proposed application, as well as learn about more project specific information.

Once the land use redesignation application is prepared and completed it will be submitted to the City of Airdrie for review. A future public hearing will be held and affected area landowners will be notified of the public hearing date by the City of Airdrie in advance.

## Feedback

If you have comments or questions about the land use redesignation application please either scan the QR code below and fill out the comment box or email [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)



# 905 EDMONTON TRAIL SE AIRDRIE LAND USE REDESIGNATION

Scan Me!

APPENDIX II

# OPEN HOUSE INVITATION

## 905 Edmonton Trail SE - Land Use Redesignation Application Public Open House

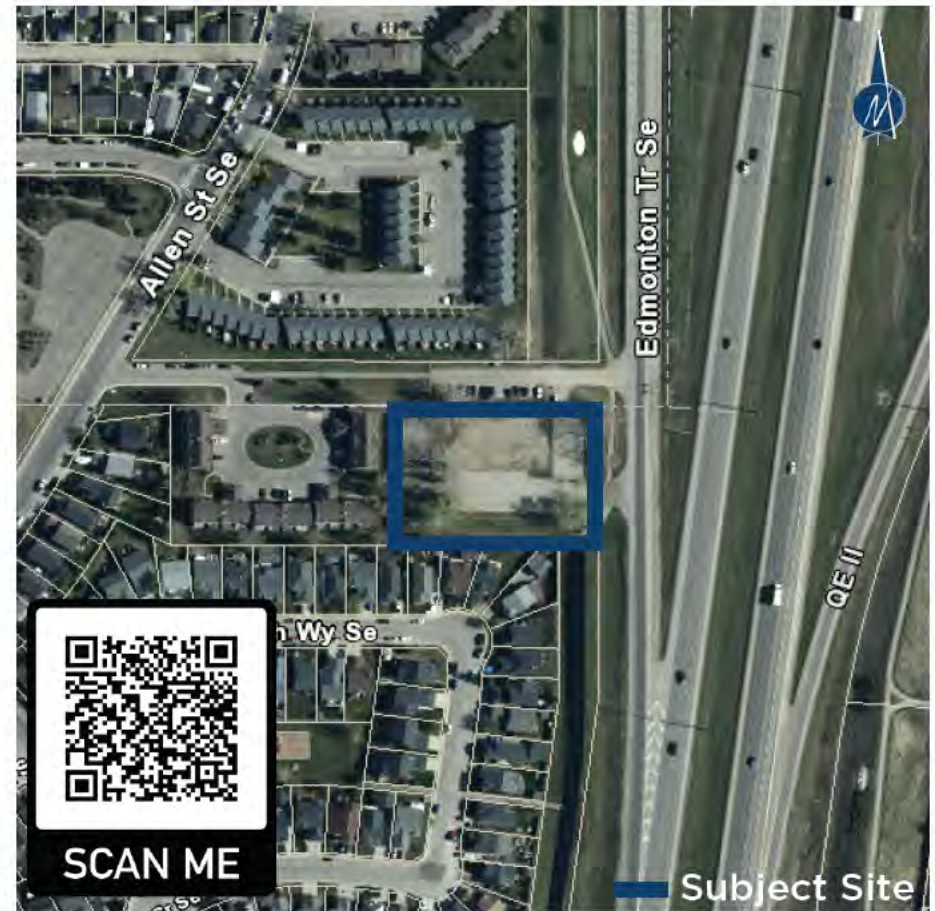
Thursday September 21, 2023

6:00pm - 8:00pm

Best Western Airdrie - Regency Room (121 Edmonton Trail SE Airdrie, AB)

Please join us on September 21 at anytime between 6pm-8pm at the Best Western Airdrie (Regency Room) for a Public Open House regarding a land use redesignation application for 905 Edmonton Trail SE, Airdrie, AB. This is an informal drop-in style event where residents can meet the Project Team, ask questions relating to the proposal, as well as learn more about project specifics. Information boards will be on display and refreshments such as coffee and water will be provided. Feedback provided from attendees will be recorded and considered prior to the finalization of the application.

**Please RSVP your attendance to this event through the QR code.**



For more information contact:  
Fabio Coppola, MPlan, RPP, MCIP  
Planning Manager, Invistec Consulting Ltd.  
[fabio.coppola@invistec.ca](mailto:fabio.coppola@invistec.ca)



APPENDIX III

# OPEN HOUSE BOARDS

# Welcome!

905 Edmonton Trail SE

Public Open House

Land Use Redesignation Application

---



Invistec Consulting Ltd.

Scope of Work:  
Planning, Transportation,  
Landscape Architecture  
and Public Engagement



Gravity Architecture

Scope of Work:  
Architecture and  
Building Design



Creation Communities Inc.

Scope of Work: Owner /  
Developer

September 21, 2023  
6pm-8pm

# Comment Board

Have a comment? Leave a sticky note on the board. Thank you!

# Project Timeline and Process

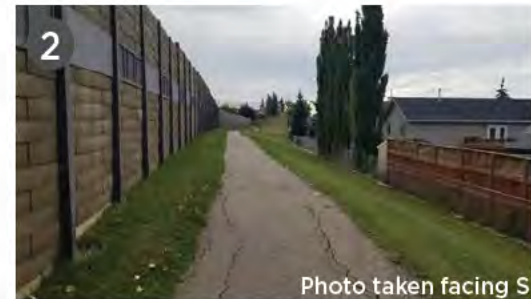


## City of Airdrie Community Planning Process



*Note: the provided timeline is an estimate only (for steps 3-5) and is subject to change.*

# Location and Context



Site photos taken on 2023-09-08

# Planning Policy and Land Use



Edmonton Trail SE

## Municipal Development Plan

- As there is no existing Area Structure Plan or Area Redevelopment Plan in place for the area where the subject site falls within, Airdrie's MDP is the primary document to inform and support the proposed land use redesignation application.
- The vision of the MDP - *"Airdrie is a vibrant, caring community rich in urban amenities and opportunities for everyone. We value a healthy, sustainable environment connecting people and places."* - p.7
- MDP is comprised of 7 key elements of which three directly relate to the subject site: (2) Land Use Balance, (4) Viable Neighbourhoods, and (5) Targeted Density. - p.15-16
- The subject site is located within the Established Urban Area according the generalized land use concept of the MDP. - p.18
- The MDP promotes (2.15) Contiguous Development and (2.16) the Efficient Use of Infrastructure, which this application will support through the use and improvement (where required) of existing roadways, pathways, utilities, and open spaces. - p.21
- Community Design and Development is also contemplated within the MDP by providing direction to (6.2) Community Design Principles and (6.3) Winter City Design. - p.44
- Density is contemplated through (6.7.b, 6.7.d) the direction of locational criteria such that medium/high density developments are located in areas well served by public amenities such as parks, pathways, schools, and other similar services. - p.45-46
- Established Residential Areas are also further supported within the MDP through (6.26, 6.30) Context Sensitive Infill & Redevelopment as well as Neighbourhood-Serving Uses. - p.49-50

# Existing vs Proposed DC Regulations

## Existing Direct Control - 39 Provision

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Purpose and Intent:</b> The purpose and intent of this District is to accommodate a mix of uses, including residential, commercial, office and institutional located within the same building. The site and building design shall be done in a manner which encourages a pedestrian friendly environment and is integrated sensitively with the surrounding community.                                                                                        |                                                                                                                                                                                                                                                                                     |
| <b>List of Permitted Uses:</b><br>Accessory Building<br>Business Support Service<br>Child Care, Limited<br>Child Care, Residential<br>Commercial School<br>Community Service Facility<br>Health Care, Limited<br>Indoor Recreation, Limited<br>Multi-Residential Development<br>Office<br>Personal Service<br>Restaurant<br>Retail Store, General                                                                                                                | <b>Massing and Coverage:</b><br>Building Height - Maximum 3 Storeys<br><br><b>Residential Density:</b><br>Maximum 21 Dwelling Units<br><br><b>Commercial Floor Area:</b><br>Maximum 2,322.5m <sup>2</sup><br><br><b>Setbacks:</b><br>At the discretion of the Development Authority |
| <b>Development Requirements:</b><br>A Landscaping Plan shall be prepared at the time of submission of a Development Permit.<br><br>Screening techniques shall be incorporated into the Landscaping Plan with respect to the adjacent properties along the western property line.<br><br>A Storm Water Management Plan is to be prepared and integrated with the landscaping and overall design of the site and Low Impact Design solutions should be considered. |                                                                                                                                                                                                                                                                                     |

## Definitions

**Mixed Use Development means:** Development that is designed to accommodate a mix of one or more commercial, residential and/or industrial uses within a single site subject to compatibility. The use mix may be horizontal or vertical.

**Mixed Use Development, General means:** A building comprising a combination of three (3) or more dwelling units and commercial space, primarily intended for offices, retail uses, childcare and personal services.

**Private Amenity Area means:** An area provided for the use of occupants of only one unit. This may be in the form of a balcony.

**Outdoor Amenity Area means:** An area provided for active or passive recreational use that is provided for the use of all of the occupants of the residential development.

## Proposed Direct Control Provision

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Purpose and Intent:</b> The purpose and intent of this District is to accommodate a mix of uses, including residential, commercial, office and institutional located within the same building. The site and building design shall be done in a manner which encourages a pedestrian friendly environment and is integrated sensitively with the surrounding community.                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>List of Permitted Uses:</b><br>Accessory Building<br>Animal Service, Limited<br>Artist Studio<br>Business Support Service<br>Child Care, Commercial<br>Commercial School<br>Community Service Facility<br>Entertainment, General<br>Financial Services<br>Health Care, Limited<br>Indoor Recreation, Limited<br>Mixed Use Development, General<br>Office<br>Personal Service<br>Residential Sales Centre<br>Residential Show Home<br>Restaurant<br>Retail Store, Convenience<br>Retail Store, General<br>Utility | <b>Massing and Coverage:</b><br>Building Height - Maximum 5 Storeys<br><br>Maximum Site Coverage 40%<br><br>Minimum Landscaping - 10% of Site Area<br><br>Minimum Private Outdoor Amenity - 4.5m <sup>2</sup><br><br>Minimum Outdoor Amenity - 50m <sup>2</sup><br><br><b>Residential Density:</b><br>Maximum 56 Dwelling Units<br><br><b>Commercial Floor Area:</b><br>Maximum 1,900m <sup>2</sup><br><br><b>Setbacks:</b><br>Front Yard - 4.5m<br>Side Yard - 3.0m<br>Rear Yard - 7.0m |
| <b>Signs:</b><br>Fascia Sign<br>Projecting Sign<br>Window Sign                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Minimum Parking Stall Requirements:</b><br>Residential - 56 Parking Stalls<br><br>Visitor - 14 Parking Stalls<br><br>Commercial (or non-residential related uses) - 19 Parking Stalls                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Architectural Control and Building Design:</b><br>The design, character, and appearance of the building shall be compatible with the surrounding area.<br><br>All exterior finishing materials exposed to public view shall be selected having regard to the objective of ensuring a high standard of appearance appropriate to the location of this Site and visual appearance on major public roadways and adjacent existing development.                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Landscaping and Screening:</b><br>Screening techniques shall be incorporated into the landscape plan at time of Development Permit with respect to the adjacent properties along the south and western property lines.<br><br>Existing landscaping, such as trees, may be preserved and integrated into the overall development where feasible.                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**Note: the regulations provided within the proposed Direct Control Provision are a first draft only and are subject to change.**

# Preliminary Traffic Analysis

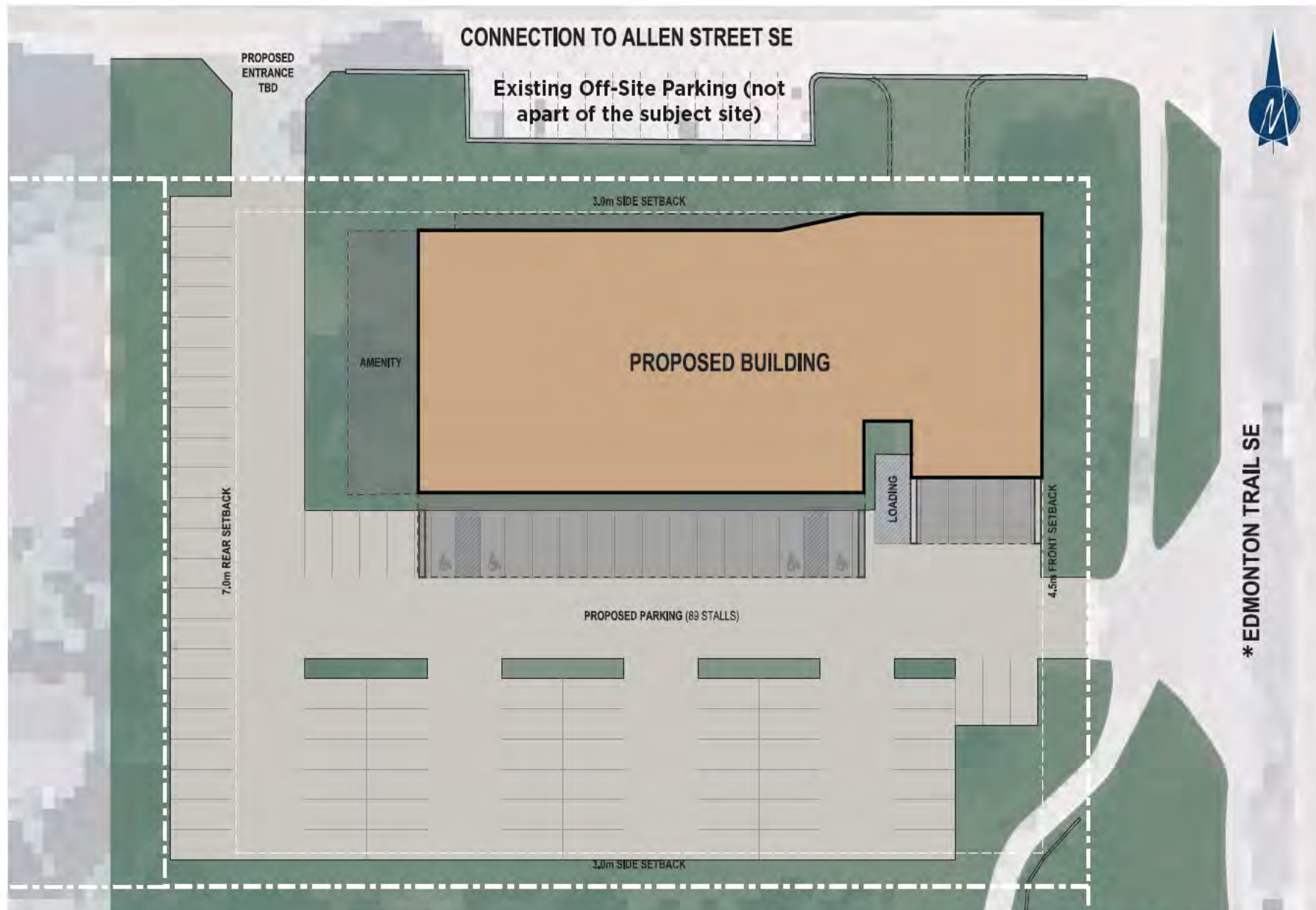


## Preliminary Land Use Assumptions Used:

- Coffee Shop
- Daycare
- Retail Store
- Dentist Office
- Massage Therapy
- Hair Salon
- Accounting Office
- Residential (56 units)

*Note: Traffic numbers post development have utilized assumptions on some commercial uses. Access is still to be determined to the subject site. A full Transportation Impact Assessment is required to be completed and be submitted with the Land Use Redesignation Application and the report's completion is still in progress.*

# Site Plan



*\*Note: Access is still to be determined pending the Transportation Impact Assessment.*

# Shadow Study

Summer Solstice



June 21 - 10AM



June 21 - 12PM



June 21 - 2PM



June 21 - 4PM

Fall Equinox



September 23 - 10AM



September 23 - 12PM



September 23 - 2PM



September 23 - 4PM

Winter Solstice



December 21 - 10AM



December 21 - 12PM



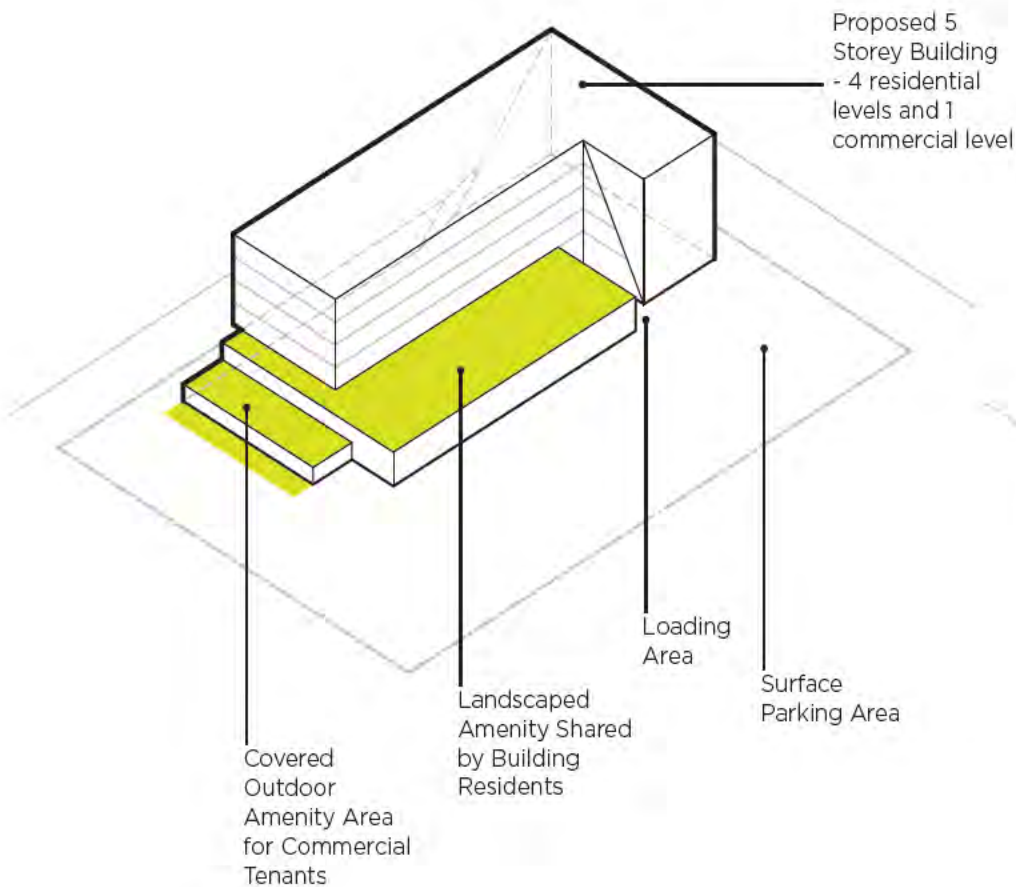
December 21 - 2PM



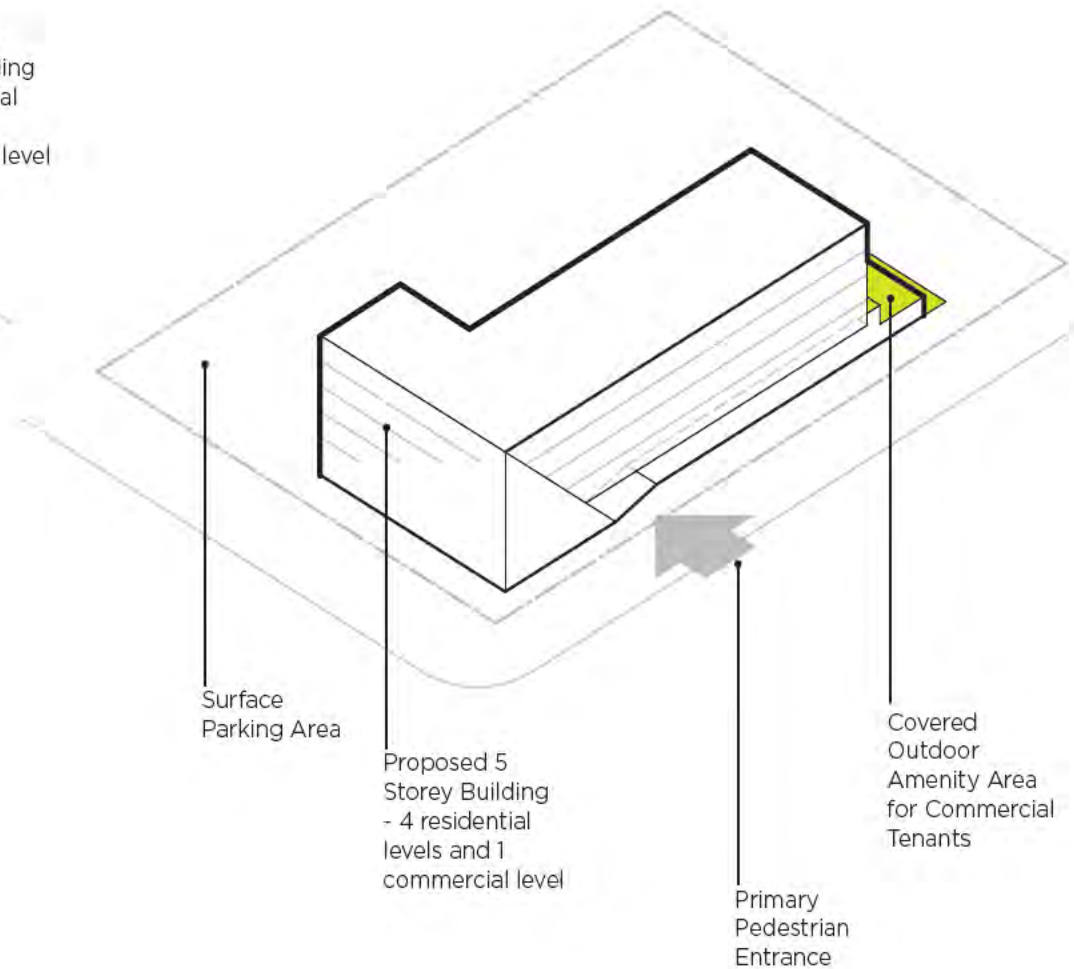
December 21 - 4PM

# Massing Model

## Proposed Massing - SW Corner



## Proposed Massing - NE Corner



**Note: Access is still to be determined pending the Transportation Impact Assessment.**

APPENDIX IV

# CORRESPONDENCE

## E-MAIL CORRESPONDENCE

**From:** [Calgary Planning](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED] [Lucie Stepanik](#)  
**Subject:** RE: 905 Edmonton Tr SE Land Use Feedback  
**Date:** September 18, 2023 9:10:19 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Good Morning [REDACTED],

Thank you for your note and questions below. I have provided some responses below in red. If you have any further questions or comments please let me know.

Fabio

**Fabio Coppola, MPlan, RPP, MCIP**

Planning Manager

**Invistec Consulting Ltd.**

Suite 300, 404 6 Avenue SW

Calgary, Alberta, T2P 0R9

Direct: 587.588.8256

Email: [fabio.coppola@investec.ca](mailto:fabio.coppola@investec.ca)

[www.investec.ca](http://www.investec.ca)

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---

**From:** [REDACTED]  
**Sent:** Saturday, September 16, 2023 1:28 PM  
**To:** Calgary Planning <[yyccplanning@investec.ca](mailto:yyccplanning@investec.ca)>  
**Cc:** [REDACTED]  
**Subject:** 905 Edmonton Tr SE Land Use Feedback

You don't often get email from [dafroese1@hotmail.com](mailto:dafroese1@hotmail.com). [Learn why this is important](#)

Hello,

Thanks for the opportunity to provide feedback on the land use redesignation of 905 Edmonton Tr SE. I'm a resident of Elizabeth Way, close to the south property line of the site. There are at least three concerns that should be addressed.

Access to the property from Edmonton Trail is very unsafe. When the RCMP used the site, there were multiple accidents. During the demolition of the RCMP building, the speed limit on Edmonton Trail was lowered and this led to slow-moving vehicles from Edmonton Trail trying to merge with 110km/h traffic on Hwy 2. There is simply no safe way to have vehicles cross the entry ramp to Hwy 2 southbound where other cars are accelerating to 110km/h. It seem

unsafe to have a car leave the property and try to merge with the southbound traffic with the large difference in speeds and the very short distance. The safest access to this site is through the condominium parking lot to Allen St. Access at Edmonton Tr should be completely removed and fenced off. There probably should never have been any development of any type in this location for this safety issue alone. Does the Edmonton Trail access meet current MUTCD guidelines given its proximity to Hwy 2 and its location on a merge ramp?

- As part of the land use redesignation application requirements we are preparing a Transportation Impact Assessment (TIA). The TIA report will assess and provide direction on matters such as vehicular access, traffic volumes, and safety / site access. At this time access to the site is still to be determined and will be further informed through the TIA report. The TIA report will be submitted together with the land use redesignation application once all the application requirements are completed. I agree with you that Edmonton Trail can be unsafe due to speeding and we will work closely with the City and where necessary Alberta Transportation to ensure access to the site as well as traffic flow on Edmonton Trail is safe and appropriate for the users of the roadway as well as the future users of the subject site.

The site is currently bare and even so, vehicles are consistently parked on the property, likely overflow from the condominiums to the west. When the vehicles of four floors of residents, and employees and customers of the commercial floor are added, and the building is built, there's not enough parking spaces. The site simply isn't large enough to accommodate this level of development. Is multi-floor underground parking part of the plan for the site?

- This is a privately owned site and public parking within the subject site is not allowed. Currently there is already signage that indicates trespassing is not permitted. To accommodate the subject site's future development uses, parking will be provided within the subject site via a paved surface parking lot.

There are already issues with stormwater drainage from 905 Edmonton Trail and the condominiums to the west overwhelming the concrete swale on the north side of the Elizabeth Way properties. Will the site be graded and built to maintain the stormwater on the site and not have overland discharge to the south?

- It is the expectation that stormwater management is contained within the site (yes the site will be graded) and improvements to the overall stormwater management from the current site to the proposed site will be enhanced. The design of the stormwater management is not something that Invistec is currently working on, however the owner has retained a civil engineer to ensure the site's drainage is appropriate for the uses and in line with the City of Airdrie's engineering design standards.

In my opinion, 905 Edmonton Trail should be redesignated as Municipal Reserve and returned to a natural state. There are too many safety and environmental challenges to make mixed residential and commercial development feasible. I would appreciate responses to the three

questions posed.

Sincerely,

[REDACTED]

[REDACTED]

**From:** [Lucie Stepanik](#)  
**To:** [REDACTED]  
**Cc:** [Fabio Coppola](#)  
**Subject:** 905 Edmonton Trail SE Airdrie Land Use Redesignation Application Feedback Response  
**Date:** September 18, 2023 2:28:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Hi,

Thank you for your questions regarding the 905 Edmonton Trail SE Land Use Redesignation. Below are your questions and our responses.

**Question:** What is the expected parking solution as that area does not have enough off street parking.

Parking will be provided for within the site on a paved surface parking lot.

**Question:** Are there any traffic changes anticipated for the added volume of people living and shopping.

To understand the traffic impacts, we are completing a Transportation Impact Assessment. We will have a more complete picture of anticipated traffic impacts once the assessment is complete. The Transportation Impact Assessment will be submitted with the application, which will become publicly available with all documents submitted to the Airdrie Planning Commission and Council.

**Question:** What is the construction length start to finish and what noise abatement will be put in place for the residences adjacent to project

Time of construction is not contemplated by Invistec at this time as we have been retained for the land use redesignation application. Noise abatement will be provided through the proposed building (blocking noise from Edmonton Trail and QEII) and landscaping, fencing and or other screening / buffering measures placed around the edge of the subject site.

If you have any other questions or comments please let me know. Thank you.

**Lucie Stepanik, MCRP**

Planner

Invistec Consulting Ltd.

Suite 300, 404 6 Avenue SW Calgary, Alberta, T2P 0R9

Direct: 403-354-5431

Email: [lucie.stepanik@invistec.ca](mailto:lucie.stepanik@invistec.ca)

[www.invistec.ca](http://www.invistec.ca)

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**From:** [Lucie Stepanik](#)  
**To:** [REDACTED]  
**Cc:** [Fabio Coppola](#)  
**Subject:** RE: 905 Edmonton Trail SE Airdrie Land Use redesignation  
**Date:** September 18, 2023 2:13:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Hi [REDACTED]

Thank you for the information. We mailed an invitation for the open house to surrounding residents so you should receive the invitation soon. If you are having any issues RSVP'ing to the event please let me know and I would be happy to help you out any way I can.

Best,  
Lucie

Lucie Stepanik, MCRP

Planner

Invistec Consulting Ltd.

Suite 300, 404 6 Avenue SW Calgary, Alberta, T2P 0R9

Direct: 403-354-5431

Email: [lucie.stepanik@investec.ca](mailto:lucie.stepanik@investec.ca)

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---

**From:** [REDACTED]  
**Sent:** Friday, September 8, 2023 3:23 PM  
**To:** Calgary Planning <[yycplanning@investec.ca](mailto:yycplanning@investec.ca)>  
**Subject:** 905 Edmonton Trail SE Airdrie Land Use redesignation

[REDACTED]

Someone dropped off an information sheet at our Townhouse/condo unit at 900 Allen St SE this afternoon. (Our townhouse/condo units are immediately behind the lot that you're looking to develop.)

We were unable to engage in conversation with the person who came to our door at the time as we were on a phone, but we would like to be informed and in the loop regarding your informal drop-in open house planned for later this month.

We'll leave you with our contact info for this purpose, assuming that that is what you were purposing to collect when someone came to our door this afternoon.

[REDACTED]

[Redacted]

Thank you,

[Redacted]



Virus-free [www.avg.com](http://www.avg.com)

**From:** [Lucie Stepanik](#)  
**To:** [REDACTED]  
**Cc:** [Fabio Coppola](#)  
**Subject:** 905 Edmonton Trail SE Airdrie Land Use Redesignation Application Feedback Response  
**Date:** September 18, 2023 2:19:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Hi,

Thank you for your question regarding the 905 Edmonton Trail SE Land Use Redesignation. Below is your question and our response.

**Question:** What exactly does “supportive community services” mean? Are these low income supported units? Rentals? Owned? Thanks

The handout provided does not mention supportive community services, but it does mention supportive commercial services. Supportive commercial services in this context means providing opportunities for additional commercial services, which may be used / enjoyed by local residents of the area. This could include (for example) uses such as a dentist or doctor’s office, a coffee shop, a vet clinic, a hair salon, or a daycare. This list is non-exhaustive and just provides an idea of what sort of supportive commercial services may be provided.

If you have any other questions or comments please let me know. Thank you.

Best,  
Lucie

Lucie Stepanik, **MCRP**

Planner

Invistec Consulting Ltd.

Suite 300, 404 6 Avenue SW Calgary, Alberta, T2P 0R9

Direct: 403-354-5431

Email: [lucie.stepanik@investec.ca](mailto:lucie.stepanik@investec.ca)

[www.investec.ca](http://www.investec.ca)

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**From:** [Lucie Stepanik](#)  
**To:** [REDACTED]  
**Cc:** [Fabio Coppola](#)  
**Subject:** 905 Edmonton Trail SE Airdrie Land Use Redesignation Application Feedback Response  
**Date:** September 18, 2023 2:26:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Hi,

Thank you for your question regarding the 905 Edmonton Trail SE Land Use Redesignation. Below is your question and our response.

**Question:** Where are they parking at this place

Parking will be provided for within the site on a paved surface parking lot.

If you have any other questions or comments please let me know. Thank you.

Best,  
Lucie

Lucie Stepanik, **MCRP**

Planner

Invistec Consulting Ltd.

Suite 300, 404 6 Avenue SW Calgary, Alberta, T2P 0R9

Direct: 403-354-5431

Email: [lucie.stepanik@invistec.ca](mailto:lucie.stepanik@invistec.ca)

[www.invistec.ca](http://www.invistec.ca)

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**From:** [REDACTED]  
**To:** [Lucie Stepanik](#)  
**Cc:** [REDACTED]  
**Subject:** Re: 905 Edmonton Trail SE Land Use Redesignation Open House Feedback  
**Date:** September 29, 2023 4:50:13 PM  
**Attachments:** [image002.png](#)

---

Hello Lucie,

Please find enclosed our feedback form regarding the Open House on Sept 21st, 2023.  
Lucie - would it be possible to obtain the names and email addresses of the people that were in attendance at the open house?

Thank you.

---

**From:** Lucie Stepanik <[Lucie.Stepanik@invistec.ca](mailto:Lucie.Stepanik@invistec.ca)>  
**Sent:** September 28, 2023 9:58 AM  
**Subject:** 905 Edmonton Trail SE Land Use Redesignation Open House Feedback

Good Morning,

Thank you for attending the Public Open House on September 21<sup>st</sup> regarding the proposed land use redesignation application for 905 Edmonton Trail SE. The Project Team is appreciative of the opportunity to share in conversation with local residents on this proposal. If you took a feedback form home, can you please complete it and return it to me at your earliest convenience (preferably no later than October 3)? If you did not take a feedback form home, please see the attached PDF of the form for you to complete and return to either myself or the email included within the feedback form ([yyccplanning@invistec.ca](mailto:yyccplanning@invistec.ca)) by October 3. If there are any questions pertaining to the feedback form please let me know and I would be happy to assist, otherwise please return your form as this helps us improve on future engagement events, and also provides us with further feedback pertaining to the proposal that we include as part of our What We Heard Report.

Thanks,



Lucie Stepanik, **MCRP**

Planner

Invistec Consulting Ltd.

Suite 300, 404 6 Avenue SW Calgary, Alberta, T2P 0R9

Direct: 403-354-5431

Email: [lucie.stepanik@invistec.ca](mailto:lucie.stepanik@invistec.ca)

[www.invistec.ca](http://www.invistec.ca)

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**From:** [Fabio Coppola](#)  
**To:** [Lucie Stepanik](#)  
**Subject:** FW: Land Use Redesignation - 905 Edmonton Trail SE Proposal - Airdrie, AB - Creation Communities Inc/Invistec Consulting Ltd  
**Date:** October 2, 2023 10:03:14 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

**From:** Fabio Coppola  
**Sent:** Monday, October 2, 2023 9:59 AM  
**To:** [REDACTED]

**Subject:** RE: Land Use Redesignation - 905 Edmonton Trail SE Proposal - Airdrie, AB - Creation Communities Inc/Invistec Consulting Ltd

Good Morning [REDACTED]

Many thanks for your follow-up note and detailed information provided below. We are also in receipt of your feedback form – thank you for sending that in to us.

We are unable to share other people's names and their contact information due to privacy protection. Moreover, we are appreciative of the concern surrounding the proposed land use redesignation application and will be doing our best to find a reasonable path-forward that considers what we heard at the Open House, while also meeting targets set-forth by municipal policy and aspirations in response to unprecedented in-migration to the Calgary Region of which Airdrie is statistically the fastest growing municipality in Canada. Currently Airdrie has nearly 0% vacancy in multi-residential living opportunities, which must be addressed in order for the City to continue to welcome newcomers. The current land use (DC-39) would allow for both residential and commercial uses with a maximum amount of commercial floor area (approved maximum of 2,322.5m<sup>2</sup> of commercial floor area) greater than what is anticipated to be developed (approximately 1,400m<sup>2</sup> of commercial floor area) within the proposal. Technically today there would be more commercial vehicular traffic generated from what is currently approved in comparison to what is being proposed – this information was provided and demonstrated within the boards at the Open House and was also discussed with you at the Open House. Creation has a deep vested interest in providing a quality product to both its end users and the community as they are the owner of the subject site and of course want to deliver a product that is respected and well used by the community and its future tenants. Lastly, we will be aiming to retain where feasible whatever existing vegetation is on-site today (we don't touch off-site vegetation as this is outside the rights of the owner therefore the trees that exist off-site would remain in place). We will be providing a fence/landscaping or combination thereof along the boundary of the site, particularly there are provisions which will ensure screening is provided to mitigate concerns around privacy and vehicular headlights along the southern edge of the subject site, which interfaces with your property. It is also important to note there is a significant elevation difference between the subject site and your property's back of lot (+/- 4m or 13 ft), which will assist in privacy and noise protection. Parking and traffic safety will be further informed and directed by the Transportation Study, which is currently being prepared in concert with the application. We will share with you the What We Heard Report once it is finalized.

Best Regards,

**Fabio Coppola, MPlan, RPP, MCIP**

Planning Manager

**Invistec Consulting Ltd.**

Suite 300, 404 6 Avenue SW

Calgary, Alberta, T2P 0R9

Direct: 587.588.8256

Email: [fabio.coppola@invistec.ca](mailto:fabio.coppola@invistec.ca)

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---

**From:** [REDACTED]

**Sent:** Saturday, September 30, 2023 2:13 PM

[REDACTED]

**Subject:** Land Use Redesignation - 905 Edmonton Trail SE Proposal - Airdrie, AB - Creation Communities Inc/Invistec Consulting Ltd

[REDACTED]

Hello Aman and Fabio,

We attended the Creation Communities Inc/Invistec Consulting Ltd Open House on Sept 21st which was held at the Best Western in Airdrie. We live at 58 Elizabeth Way SE and our names are [REDACTED]

We wish to express our opposition to the proposed land use re-designation from Direct Control Bylaw 39 (DC-39) to the new Direct Control Provision based on our concerns and issues detailed below.

We believe some of these issues may be included in your "What We Heard" report which we will be expecting to receive once it is finalized. We know that you collected names, contact numbers, and email addresses at the Open House; would it be possible for you to send us this list?

The first and most important issue is the proposed height of the building (5-storeys):

We do not believe there are any 5-storey condo buildings in Airdrie on the SE side at the

present time. Your proposal would be setting an unsatisfactory precedent for any future development in multifamily residential areas, essentially building a huge structure in the middle of single-family homes. In our consulting with a real estate professional, the homes surrounding this 5-storey building will NOT appreciate in value instead the result could be a loss in property value. This is extremely penalizing to all those residences in the vicinity that are affected by this imposing building/structure height.

A neighbor in our cul de sac is currently putting their home on the market as of this writing and just this week, the townhome unit of Summit View Terrace has a "For Sale" real estate sign up as well. Everyone in our community affected by this structure is acutely aware of their loss in property value and its associated depreciation.

We would request that you add a "**Property Values**" report to your application identifying the affected homes so the owners know exactly how much their property value will decrease.

From our conversations with you, it was stated that the commercial and residential condos would be sold without any vested interest by Creation Communities Inc. As developers, your company would not have any 'skin in the game', allowing owners to rent out units, properties and parking. We believe this would become unmanageable, and in time become a run down area. Personally we perceive this to be ethically irresponsible and pure profit taking.

We are in favor of the current Direct Control Bylaw 39 (DC-39) for the development of a 3-storey structure which would include condos only, no commercial use at the ground level.

Our second concern, would be the parking, entrance/exit locations and the inherent transportation impacts relating to the restructuring of Edmonton Trail SE.

In speaking with both of you, it was evident there would not be enough parking available (56 stalls for 56 units), to accommodate the proposed structure size. The lack of parking spaces would result in an unfair vehicle overflow in the surrounding community. In order for Creation Communities Inc. to act in good faith, we are requesting that underground parking be constructed and available to this 3 storey structure.

We are enclosing several pictures for your review. Exhibit #1 and #2 is our backyard. We hired a contractor to construct our dream deck which included our hot tub. The price tag for this structure/area was upward of \$43,000.00 dollars. The City of Airdrie permitted us a roof construction over our hot tub area however we could not extend it to the rest of the deck as they did not allow for this. We thoroughly enjoy our deck from spring until late fall, hosting many friends and family gatherings. Your structure would allow the residence of the new building to look directly onto our deck, thereby totally eliminating our privacy, not to mention the gleaming lights and traffic noise from the parking lot.

In order to allow us to enjoy the privacy of our own backyard, we are requesting your builders receive approval from the City of Airdrie to construct the remainder of our gazebo roof with the same polycarbonate roofing panels as we have over our hot tub area (Exhibit #5). This would ensure a modicum of privacy for us and would minimize what the new building tenants would view while we are entertaining or even eating dinner on our deck.

Exhibit #3 is the green space (the hill) between the top of the property (chain link fence) and our fence. As you can see, there are several coniferous/deciduous trees along the hill. We would request your assurance that **ALL** trees remain in place as they provide privacy and protection from the north prevailing winds.

We would request the hill be fenced to prohibit any and all public from entering this area. This area is of grave concern as we have all witnessed much crime and vandalism along the hill (Exhibit #4).

We would also request the chain link fence on the circumference of the property be replaced with a 10' high solid wood fence which would help minimize the effects of noise and vehicle lights shining into our house windows and backyard during the evenings when we enjoy the outdoors. It would also be important that 30' mature trees be planted along the fence line to further block out the view of the structure, the parking lot lights and the traffic noise.

In closing Aman and Fabio you should know that we are not opposed to the development of a reasonable size structure (3 stories) which would include the associated environmental considerations we have proposed above. We are also protecting our legal rights as property owners and tax payers in the City of Airdrie, a city we love and where we choose to live.

We ask that Creation Communities Inc. seriously consider our recommendations and proposals as part of their building plan.

We also look forward to receiving the promised review of your findings on the technical studies and also the "What We Heard" report.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

**From:** [Lucie Stepanik](#)  
**To:** [REDACTED]  
**Subject:** RE: 905 Edmonton Trail SE Land Use Redesignation Open House Feedback  
**Date:** October 11, 2023 4:24:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

[REDACTED],

Thanks for your e-mail about the land use redesignation application and concern about the height, shadow, and placement of the building. We will be doing our best to find a reasonable path forward while also striving to meet targets set-forth by municipal policy and related housing supply challenges as currently Airdrie has nearly 0% vacancy in multi-residential living opportunities, which must be addressed in order for the City to address affordability challenges and a continued increase in population. The Open House Board with the shadow study shows the proposed development would add shadow to the back of your house during winter solstice, which is the shortest day of the year, between 10AM and 2PM while the front of the house already has a shadow during that time. The remainder of the year the subject property being referenced would not be in shadow. The proposed development is located on the northeast side of the site as this location provides the most privacy and least shadow issues for existing properties to the south and the west and maximizes use of the site, which allows for a more efficient site circulation and parking arrangement on site.

We appreciate your feedback and we will share with you the What We Heard Report once it is finalized.

Best,

Lucie

Lucie Stepanik, **MCRP, RPP, MCIP**

Planner

Invistec Consulting Ltd.

Suite 300, 404 6 Avenue SW Calgary, Alberta, T2P 0R9

Direct: 403-354-5431

Email: [lucie.stepanik@investec.ca](mailto:lucie.stepanik@investec.ca)

[www.investec.ca](http://www.investec.ca)

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---

**From:** [REDACTED]

**Sent:** Tuesday, October 10, 2023 2:58 PM

**To:** Lucie Stepanik <Lucie.Stepanik@invistec.ca>

**Subject:** 905 Edmonton Trail SE Land Use Redesignation Open House Feedback



October 10, 2023  
Hello Lucie;

I am writing, in an effort to clearly-express my concerns - regarding the current proposal to erect a new 5-story building.  
My home is located North of (and almost directly on centre of) your proposed new-building location.

The essential point of this communiqué is to highlight to you my following thoughts;  
I am totally against the proposition of your building being 5-stories high.  
During the winter daytime hours, my home will be completely void of direct sunlight.  
I believe that you understand that this situation would not be conducive to a healthy and happy quality-of-life (style),  
and I know that that would effect me in a completely-negative way (- I am already stressed about it).

As well, I think that if you were to relocate the foundational-footprint of the building further to the South (of the currently-proposed location), then, this would certainly minimize - if not completely eliminate - this shadow-effect factor (- serious concern) upon the existing Northern-side residential-homes.

I do hope that you will regard my concern. I would like to be a good neighbor.

Thank you;



APPENDIX V

# RETURNED FEEDBACK

## ONLINE FEEDBACK FORM

Please provide any comments you have about land use redesignation application.

| TIMESTAMP             | COMMENT                                                                                                                                                                                                                                                                                                                               |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9/9/2023<br>14:05:21  | Where are they parking at this place                                                                                                                                                                                                                                                                                                  |
| 9/10/2023<br>14:17:09 | What exactly does “supportive community services” mean? Are these low income supported units? Rentals? Owned? Thanks                                                                                                                                                                                                                  |
| 9/12/2023<br>22:03:51 | No                                                                                                                                                                                                                                                                                                                                    |
| 9/13/2023<br>15:22:42 | What is the expected parking solution as that area does not have enough off street parking.<br>Are there any traffic changes anticipated for the added volume of people living and shopping.<br>What is the construction length start to finish and what noise abatement will be put in place for the residences adjacent to project. |
| 9/14/2023<br>13:00:42 | Would like to know when your having a meeting with surrounding residents and where                                                                                                                                                                                                                                                    |

[illegible]

## OPEN HOUSE FEEDBACK FORMS

### Feedback Form - 905 Edmonton Trail SE Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Was the information provided clear and helpful? ☒ Yes ☐ No (If no, what was not clear)?

*- AS NOT ALL DETAILS ARE DETERMINED OR FINALIZED AT THIS POINT THERE WAS INFORMATION STILL LACKING. THAT SAID, WITH AS MUCH INFO AS IS KNOWN AT THIS POINT, IT WAS MADE CLEAR.*

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): 5

Event information (1-5): 4

Event activities (1-5): 4

Event refreshments (1-5): 4

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided? *YES*

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yyccplanning@investec.ca](mailto:yyccplanning@investec.ca)**.

# Feedback Form - 905 Edmonton Trail SE

## Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☒ Yes ☐ No (If no, what was not clear)?

The information provided was a 'starting point' presentation. It was not detailed and questions were left unanswered. We understand that further specific information will be provided as this was very high level.

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): 4

Event information (1-5): 1

Event activities (1-5): 1

Event refreshments (1-5): 4

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

As a starting point, the information that was provided was general. Hand outs could have been given for affected residence to take home to review.

The open house could have been better organized in order to allow all people to hear the information that was being given.

Do you have any other comments you wish to provide to the Project Team relating to this application?

The open house was somewhat disorganized. When we arrived, we did not know the process to follow. People were moving about and there did not seem to be a clear direction of what to do or who to speak with. Perhaps a sit down presentation and allowing folks to raise their hands for Q&A would have given everyone the same message. We missed some of the information that was being given as groups were talking amongst themselves and not everyone was hearing the same information.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

JOHN BURKE #4 900 ALLEN ST. N. W. EDMONTON, ALB. T5A 2S2

JBURKE@TELUS.NET

Was the information provided clear and helpful? ☐ Yes ☒ No (If no, what was not clear)?

WHAT THE ULTIMATE PLAN OF THE LAND OWNERS IS -

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): 5

Event information (1-5): 2

Event activities (1-5): 3

Event refreshments (1-5): 2

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☐ Yes ☒ No (If no, what could have been done to better assist you)?

THE TEAM COULD ONLY LISTEN, COULD NOT PROVIDE PERTINANT INFORMATION CONCERNING DEVELOPMENT (ULTIMATE) PLANS

Do you have any other comments you wish to provide to the Project Team relating to this application?

I HOPE THE DEVELOPERS LISTEN TO HOMEOWNER CONCERNS AND NOT HAVE A "DAMN THE TORPEDOS, FULL SPEED AHEAD" ATTITUDE

John Burke  
#4 900 ALLEN ST.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to** [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca).

# Feedback Form - 905 Edmonton Trail SE

## Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Brian Proctor, 905 Edmonton Trail SE, Apt 202, AB T4P 2M2, brian.proctor@edmonton.ca

Was the information provided clear and helpful? ☐ Yes ☒ No (If no, what was not clear)?  
SOME WHAT DECEPTIVE, THINK

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): 2

Event information (1-5): 3

Event activities (1-5): 4

Event refreshments (1-5): 0

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

No.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and email it back to [yycplanning@investec.ca](mailto:yycplanning@investec.ca).

## Feedback Form - 905 Edmonton Trail SE Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☐ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

I'm not someone who is looking for a place to live but what I have seen is a noticeable homelessness population in Airdrie that I never saw before. People need a place to live and that can only happen if there is more housing available. My concern is that as things get more expensive we will see more people pushed out of their homes because they can't afford to live anywhere. Too many people are competing for rentals and there really is just not enough available for everyone. So I think something like this is a step in the right direction. We have an opportunity to address this in the near future if we act on it now. Overall glad to see stuff like this and I support it.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☐ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☐ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

Adds to area with more amenities...makes sense to me

I don't like looking at that empty site for years. It will turn into a garbage dump if it stays how it is.

Should connect road from school to edmonton trail so people can get on the highway quicker.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to** [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca).

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☐ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

I like the idea of having residential above retail in Airdrie because we need more retail choices here. Is child care possible for the lower portion?

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☐ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

**This is needed for housing shortage but I don't think there is enough units**

**What would it take to have more housing? This won't put a dent into the housing crisis here.**

**City needs to get more aggressive with this type of housing. Single family is not enough to solve this issue at all. More housing with an affordable price = a greater demographic reached.**

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@investec.ca](mailto:yycplanning@investec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☐ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

Good location and like that it is close to the highway for commuting to Calgary.

Any chance we see more of this kinda stuff on Edmonton Trail? That road really needs to be spruced up a bit.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☐ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

I like that this is near a middle school. Makes it easy for my kids to go to school without a bus and easy for me to hop on the highway for work. Looking forward to seeing this happen.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☐ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

I have been renting for quite some time and this would allow me to own something that is more affordable than a house. My landlords have continued to raise my rent to the point that it just makes more sense for me to buy a condo. I don't want to move outside of airdrie because I like it here so I hope that I can buy into a building like this.

I have an elderly which I am a dependent for so will there be any medical in the building like a doctor or pharmacy maybe?

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yyccplanning@invistec.ca](mailto:yyccplanning@invistec.ca)**.

# Feedback Form - 905 Edmonton Trail SE

## Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☐ Yes ☐ No (If no, what was not clear)?

Airdrie Fest - September 2023 (attended)

Met with Creation Group on their housing projects in Crossfield and Airdrie.

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): 4

Event information (1-5): 3

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): 4

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

I like the idea of a condo project in Airdrie because this City doesn't seem to have much when it comes.

I currently live at home with my parents; despite having a full time job I have struggled to find something that is affordable with decent living space. This project would be just what I need because it allows me to travel to and from work and I use highway 2 a lot which this location would be ideal for me.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☒ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☐ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

I operate as a dentist within Airdrie and I have gained many patients over the past few months (many of whom have moved here from out of province). A common question I get asked by my patients is what is available to buy/rent here in Airdrie. With that in mind, I think this project is great as it serves a much needed purpose for livability. My only concern with this project is that I don't think there are enough units in the building to satisfy the demand here in Airdrie. Ideally, I think we need to start seeing buildings that house 150+ people minimum with how quickly our City is growing.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@investec.ca](mailto:yycplanning@investec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☒ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

Glad to see a project like this in Airdrie. I currently rent which is expensive and while I love living in Airdrie there really isnt much available for home ownership within my price range. I would like to buy a house or townhome but the only thing I can afford is a condo at this point. The problem is that there really aren't many condos available in Airdrie for some reason. So seeing this is great and really something I am looking forward to.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☒ Yes ☐ No (If no, what was not clear)?

*Attended Airdrie Fest and met Creation Communities staff at their tent on main street*

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): 4

Event information (1-5): 4

Event activities (1-5): —

Event refreshments (1-5): 3

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

*Kamal and team were very informative in providing details about the new condo project like pricing, sizing and promotions*

Do you have any other comments you wish to provide to the Project Team relating to this application?

*It is nice to see Airdrie coming to life with newer buildings like this. Airdrie has a lot of older areas that need to be revitalized with modern aesthetics and this project is absolutely in line with that. Also, it's nice to see something other than the single family communities being built here. Not everyone can afford a house and renting is a killer.*

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@invistec.ca](mailto:yycplanning@invistec.ca)**.

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☒ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

Big fan of seeing mid rise development like this in Airdrie (we need more!!). Airdrie has so much potential with our young and growing population. I always see many different out of province license plates and I wonder where everyone is living here in Airdrie. We need more housing stock badly. I love urban design and in-fill development of older areas that gives people a reason to want to live in an area. Airdrie is long overdue for a make-over and I really hope we see more stuff like this in the future.

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to** [yycplanning@investec.ca](mailto:yycplanning@investec.ca).

## Feedback Form - 905 Edmonton Trail SE

### Public Open House Event



We value your feedback on this application proposal and to help us improve on future public engagement events.

Please provide your name, email address, and postal code.

Was the information provided clear and helpful? ☒ Yes ☐ No (If no, what was not clear)?

How would you score this engagement event? 1=very poor 5=excellent

Event time and location (1-5): \_\_\_\_\_

Event information (1-5): \_\_\_\_\_

Event activities (1-5): \_\_\_\_\_

Event refreshments (1-5): \_\_\_\_\_

If you had questions relating to information on a board were members of the Project Team able to assist you in better understanding the information provided?

☒ Yes ☐ No (If no, what could have been done to better assist you)?

Do you have any other comments you wish to provide to the Project Team relating to this application?

Looks like a really cool development. I like the idea of having mixed use on edmonton trail because it feels kinda old when you drive through it. Me and my gf rent a basement and this looks like a build we can afford. I have to drive back and forth to edmonton for work so this site is perfectly located for someone like me. We have a toddler so we are hoping the building will have some child care services and maybe some medical to make it easier like a one stop shop. We spoke to the Creation staff about putting a deposit down on a condo. Really looking forward to seeing this!

Thank you for attending the Public Open House. We appreciate your time and interest in the land use redesignation application for 905 Edmonton Trail SE. If you have already completed this form please leave it with a Project Team member before you leave tonight, otherwise you may take this form home and scan or take a picture of it filled out and **email it back to [yycplanning@investec.ca](mailto:yycplanning@investec.ca)**.

APPENDIX VI

# **Public Notification Update Letter**



March 5, 2024

## **To Affected Area Residents**

RE: Public Notification Update Letter, 905 Edmonton Trail Land Use Redistricting Application, Airdrie, AB

Thank you to all residents / landowners who attended the September 21, 2023 Public Open House pertaining to 905 Edmonton Trail SE land use redistricting application. Over the course of the last several months the project team has reviewed and considered all feedback received at the public open house, through returned feedback forms, as well as through email correspondence received to-date. Through the project teams' review of feedback provided 3 key themes were distilled out of the feedback and are noted below. The intent of this letter is to address the concerns raised around the 3 key themes and how this feedback has been considered within the proposal application. The project team would like to thank all attendees for their time, attendance, and feedback as it helps to further inform our overall application to the City of Airdrie.

### Key Themes

1. Commercial Development and Transportation / Parking
2. Number of Residential Units and Building Height (ie Privacy)
3. Safety (crime), Noise, and Landscape (buffering)

### Responses to Key Themes

1. It has been noted through feedback received that commercial uses will increase traffic volumes within the area, particularly along Edmonton Trail. It is important to note the following:
  - The subject site's existing land use in place (DC-39) allows for more commercial development (2,322.5m<sup>2</sup> or 25,000ft<sup>2</sup>) compared to what is being proposed through the new land use redistricting proposal (1,225m<sup>2</sup> or 13,185ft<sup>2</sup>). This results in a difference of -1,097.5m<sup>2</sup> or -11,813ft<sup>2</sup> less commercial development being built / proposed.
  - The intent of the commercial uses being provided within the development is to support the residents of the future development and provide an opportunity for local area residents and other passer-by traffic to benefit from additional daily service provisions
  - Through the proposed development uses the anticipated traffic volumes added to Edmonton Trail would include 140 AM Peak Hour trips and 235 PM Peak Hour trips. Currently, Edmonton Trail receives 1,108 AM Peak hour trips and 867 PM peak hour trips.
  - Moreover, it was heard at the Open House that there was concern around a potential connection roadway to be established that would link Allen Street to Edmonton Trail. After further review and analysis, coupled with feedback received, the proposal does



- not recommend a connection from Allen Street to Edmonton Trail. Instead, traffic and access to the proposed site will come from Edmonton Trail only. Exhibit 1 in Appendix A demonstrates the proposed site access for vehicle traffic.
- Parking for the subject site uses will be contained wholly within the parcel and will form a combination of surface AND underground parking. In total the subject site is proposing approximately 33 parking stalls underground and 87 parking stalls at surface for a total of 120 parking stalls to be provided within the subject site.
  - Please note that there are also 12 existing off-site parking stalls that will remain accessible to all members of the public. As part of the Development Permit process, these stalls may be considered supplemental to the development.

2. It was further noted that the proposed development including 56 residential units at a height of 5-stories is too large / dense. The following items are important to note:
- Currently the site is allowed to develop up to 3-stories in height with 21 residential units through the existing DC-39 bylaw. This represents a difference of +2 stories in building height and +35 residential units from what is allowed under the current DC-39 bylaw
  - The owner of the subject site has identified a growing population, which is contributing to a critical housing need and market shortage of the supply of multi-residential living arrangements within the City of Airdrie. This notion is confirmed through the most recent City of Airdrie Growth Report: Tracking Development and Change (2023), which on p.6 of the report states "Airdrie's multi-family market has fast become one of the tightest submarkets in the greater Calgary region, with vacancy rates declining from approximately two per cent in late 2021 to virtually zero at the start of 2023". With this understanding of market supply shortage, coupled with growing affordability concerns it is an important initiative to provide more multi-residential forms of housing, of which this application intends to provide.
  - As it relates to building height and privacy concerns, a shadow study was provided at the open house to help determine the shadowing impact of the building height against existing development. The shadow study has determined that through most of the year with the use and enjoyment of adjacent properties to the north or west of the subject site. Exhibit 2 within Appendix A includes the shadow study for further reference
  - Furthermore, it was noted that through the proposed building height there is concern around privacy and peering into existing properties backyards or units. The architect that is responsible for the design of the building has taken this into account and has minimized overlook from balconies onto existing properties through the design of a recessed balcony. This means the balconies will not prominently overhang from the building but instead will be tucked within the building frame edge to limit overlook sight-lines. Included in Appendix A Exhibit 3 is an example of the balcony design style for further understanding.

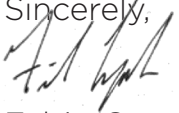
3. The last key theme that was derived from feedback is in regard to the proposed developments impact on safety (increased crime), noise, and landscape buffering between



the site and existing development. The following items are important to note:

- The site will be developed utilizing Crime Prevention Through Environmental Design (CPTED) principles. This is achieved through the provision of strategically locating units looking onto the surface parking lot.
- Furthermore, the site will be strategically lit so to ensure there are no hidden dark areas that provoke crime of opportunity. Lighting will be placed in a manner that reflects dark sky practices (limiting unnecessary light pollution) and will be placed so to not negatively impact adjacent properties, particularly to that of the west of the subject site.
- The building will be designed with state-of-the-art security features and building access to further ensure site safety is maintained. Closed Circuit Television (CCTV) may also be installed along the main floor entrance fronts of commercial units in an additional effort to further secure the subject site.
- Noise from the subject site would be limited to typical vehicle traffic entering and existing the subject site during peak AM and PM peak hours. The developer has proposed in good faith the installation of a new wooden fence to be located along the southern boundary of the subject site (replacing the existing chain link fence) in addition to new landscaping (trees and shrubs) to help buffer against any site generated noise. In addition, the developer has also committed to enhancing the existing wooden fence along the western boundary of the subject site to be further reinforced so it takes more of the form of a noise attenuation fence, in addition to enhanced landscaping placement along the western edge.
- Through these efforts, the subject site will strengthen privacy and limit the amount of noise that travels from the subject site to surrounding development. Within Appendix A Exhibit 4 a landscape plan has been provided to help further understand where future landscaping and fencing will be located.

The project teams' next steps include application resubmission to the City of Airdrie for further review. Upon the City's further review and if there are no comments provided back to the applicant to be addressed the application would advance to the City of Airdrie's Council adoption process for a land use redistricting application, which includes 3 readings of the bylaw and a Public Hearing prior to a decision being made to approve or refuse the application. You will be notified of the Public Hearing by the City of Airdrie in advance of the hearing date. If there are any further questions pertaining to the information provided in this response letter, please contact the below directly.

Sincerely,  


Fabio Coppola, MPlan, RPP, MCIP  
Planning Manager  
Invistec Consulting Ltd.  
fabio.coppola@invistec.ca



## Appendix A

### Exhibit 1. Vehicle Access to the Subject Site

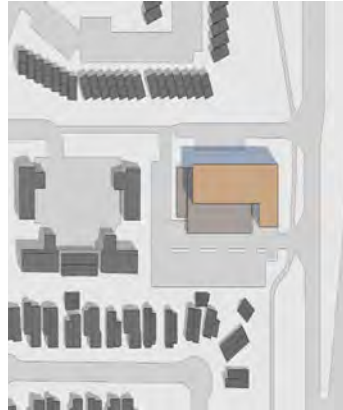




Exhibit 2. Shadow Study



June 21 - 10am



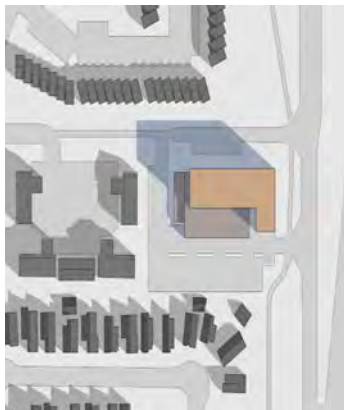
June 21 - 12pm



June 21 - 2pm



June 21 - 4pm



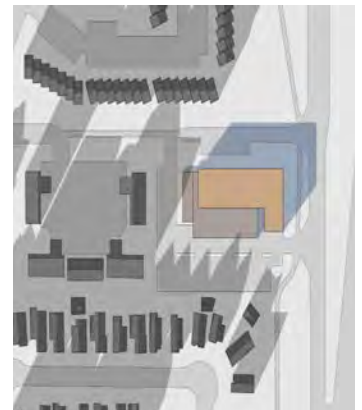
September 23 - 10am



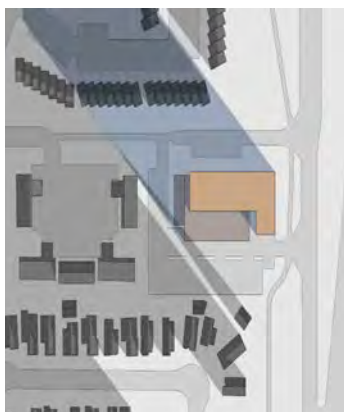
September 23 - 12pm



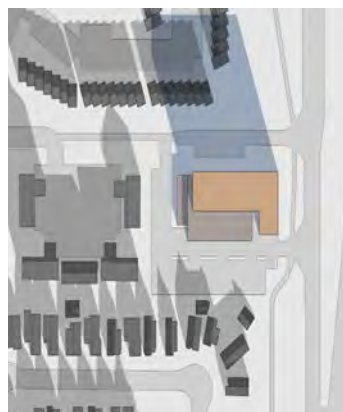
September 23 - 2pm



September 23 - 4pm



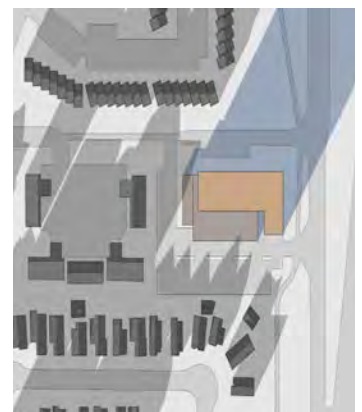
December 21 - 10am



December 21 - 12pm



December 21 - 2pm



December - 4pm



Invistec Consulting Ltd.  
Suite 300 - 404 6 Avenue SW  
Calgary, AB T2P 0R9  
Project # 3023-001  
Application Reference # PL2301998

Exhibit 3. Balcony Design Example





APPENDIX VII

# **Letters of Support & Non-Support**

RECEIVED JAN 15 2024



## 905 EDMONTON TRAIL SE – LETTER OF SUPPORT

### Proposed Development

Creation Communities Inc (CCI) is proposing a Mixed-Use development located at 905 Edmonton Trail SE in Airdrie. The proposal is inclusive of 56 residential condominium units and approximately 15,000 square feet of main floor retail-commercial space. To date, CCI has several LOI's (Letter of Interest) including daycare, medical and professional offices, etc.

### Site Context

The existing site is located immediately west of Edmonton Trail before Highway 11. As it currently sits, the site is empty and has been vacant of several years.

### Question

As a resident of Airdrie, potential purchaser or interested party to the development, do you support the proposal as outlined above?

YES \_\_\_\_

NO ☒

N/A \_\_\_\_

If YES, which factor(s) of this development are you in support of:

Residential \_\_\_\_

Retail/Commercial \_\_\_\_

Other (Specify) \_\_\_\_

### Comments

Name:

*[Handwritten Name]*

Signature:

*[Handwritten Signature]*

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YES \_\_\_\_ NO ☒ N/A \_\_\_\_

If YES, which factor(s) of this development are you in support of:

Residential \_\_\_\_ Retail/Commercial \_\_\_\_ Other (Specify) \_\_\_\_

### Comments

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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If YES, which factor(s) of this development are you in support of:

Residential \_\_\_\_\_ Retail/Commercial \_\_\_\_\_ Other (Specify) \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



RECEIVED JAN 18 2024



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Residential \_\_\_\_ Retail/Commercial \_\_\_\_ Other (Specify) \_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_





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If YES, which factor(s) of this development are you in support of:

Residential \_\_\_\_ Retail/Commercial \_\_\_\_ Other (Specify) \_\_\_\_

Name:

A. BOLDEN

Signature:

[Signature]



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Residential \_\_\_\_ Retail/Commercial \_\_\_\_ Other (Specify) \_\_\_\_

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Name:

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Signature:

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Residential \_\_\_\_\_ Retail/Commercial \_\_\_\_\_ Other (Specify) \_\_\_\_\_

### Comments

*I will not have any development happen in airdrie. There are already too many people here.*

Name:

*Clayton A. Gowan*

Signature:

*CG*

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Residential ☒ Retail/Commercial ☒ Other (Specify) ☒

### Comments

That site has been a breeding ground for filth. People use it as a dog run and the dogs crap everywhere. There's trash sitting on the site and people park their campers there like its some sort of free use site for them to do as they please. Honestly, whatever development is proposed that will result in cleaning it up is cool with me. We are better than this Airdrie!

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



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### Comments

Condos are more affordable than houses. This makes sense.

Name:



Signature:



CREATION  
COMMUNITIES



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### Comments

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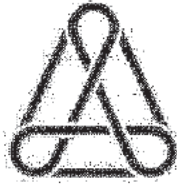
Name:



Signature:



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### Comments

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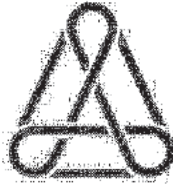
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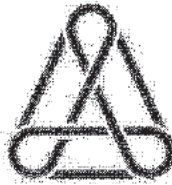
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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

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Name:



Signature:



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### Comments

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Name:

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### Comments

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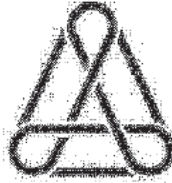
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Name:



Signature:





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Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

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Name:



Signature:





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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: 

Signature: 



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YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

*I would like to buy one of the residential units*

---

---

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Name:



Signature:





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Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

LOOKING TO PURCHASE A RESIDENTIAL CONDO

Name:



Signature:





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YES ☒ ~~\_\_\_\_\_~~ N/A ☐

If YES, which factor(s) of this development are you in support of:

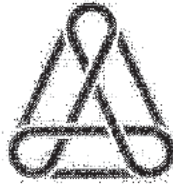
Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

Interested in both res + CRU for investment/ownership

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



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## 905 EDMONTON TRAIL SE – LETTER OF SUPPORT

### Proposed Development

Creation Communities Inc (CCI) is proposing a Mixed-Use development located at 905 Edmonton Trail SE in Airdrie. The proposal is inclusive of 56 residential condominium units and approximately 15,000 square feet of main floor retail-commercial space. To date, CCI has several LOI's (Letter of Interest) including daycare, medical and professional offices, etc.

### Site Context

The existing site is located immediately west of Edmonton Trail before Highway II. As it currently sits, the site is empty and has been vacant of several years.

### Question

As a resident of Airdrie, potential purchaser or interested party to the development, do you support the proposal as outlined above?

YES YES                      NO                           N/A     

If YES, which factor(s) of this development are you in support of:

Residential                           Retail/Commercial YES                      Other (Specify)     

### Comments

I am interested in investment opportunity  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name:

\_\_\_\_\_

Signature:

\_\_\_\_\_





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### Question

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YES Y                      NO                           N/A     

If YES, which factor(s) of this development are you in support of:

Residential                   Retail/Commercial Y              Other (Specify)     

### Comments

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Name:



Signature:





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If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

I am a realtor and have many clients interested in a project like this. They want a one stop shop living experience where they can go downstairs to local retail from their living space.

Name:



Signature:





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YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

I support more high density housing that appeals to more people financially

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Name:



Signature:





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Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

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Name:



Signature:





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YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

Yes please! I need to get out of my grandmas basement and into my own place ASAP!!

Name:

[Redacted Name]

Signature:

[Redacted Signature]





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YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

I would like to buy a condo here

Name:



Signature:





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YES ☒

NO ☐

N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒

Retail/Commercial ☒

Other (Specify) ☐

### Comments

Great location for this

Name:



Signature:





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### Comments

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Name:



Signature:





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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

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Name:



Signature:





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Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

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Name:

[Redacted Name]

Signature:

[Redacted Signature]





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If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☐ Other (Specify) ☒

### Comments

That site has been empty for a while. I hope this project goes through so we can clean it up.

We are in a housing crisis so I don't see why this project would not happen

Name:

Harman Norbas

Signature:

Harman Norbas



CREATION  
COMMUNITIES



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If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

If this project gets declined then it must be for political reasons. There is no way that the City could reject reject this in good conscience knowing full well that people are screaming for housing. If we fail to see new housing on a condo project that's needed here then it is purely selfish politics. Mayor can't say he is here to help people if he doesn't actually want to help people with something they need.

Name:

Bhawani Khanna

Signature:

Bhawani Khanna





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YES ☒

NO ☐

N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒

Retail/Commercial ☐

Other (Specify) ☐

### Comments

I rent in airdrie and condos are within my price range to buy but there is not much available here. This would be perfect for me.

Name:

[Redacted Name]

Signature:

[Redacted Signature]





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If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

Seems like a no brainer since we are in desperate need of new housing. We can use all the new housing units we can get.

Name:

[Redacted Name]

Signature:

[Redacted Signature]



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If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

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Name:



Signature:





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YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

Having residential above a daycare is ideal. Daycare wait lists are very long and people need easier access

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Name:

Raymond Scott

Signature:

RS





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YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

I'm interested in investing in Airdrie with this project. Having residential above commercial is a good for local businesses and to spur on Airdrie's economy.

Name:

Narida Dhanda

Signature:

Narida Dhanda





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YES yes                      NO                           N/A     

If YES, which factor(s) of this development are you in support of:

Residential yes              Retail/Commercial yes              Other (Specify)     

### Comments

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Name:

Alison Drenth

Signature:

Alison Drenth



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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

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Name:

Ambreen Jiwani

Signature:





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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

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Name:

L. Haim

Signature:

[Signature]



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YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

WE ARE IN DESPERATE NEED OF HOUSING LIKE THIS

Name:

Brianna Lafare

Signature:

Brianna Lafare



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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

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Name:



Signature:





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Residential ☒

Retail/Commercial ☒

Other (Specify) ☐

### Comments

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Name:

Signature:



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Residential ☒ Retail/Commercial ☐ Other (Specify) ☒

### Comments

*Revitalize Edmonton Trail → this is good start!*

Name: \_\_\_\_\_

Signature: \_\_\_\_\_



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YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### Comments

Current renter looking to be home owner

Name:

[Redacted Name]

Signature:

[Redacted Signature]



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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

*Housing w daycare is so important*

Name:

*Darley Henderson*

Signature:

*Darley Henderson*



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If YES, which factor(s) of this development are you in support of:

Residential ☐ Retail/Commercial ☒ Other (Specify) ☐

### Comments

Nice looking development, This is far better than vacant lot.

Name:

ED SIGARD

Signature:



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## 905 EDMONTON TRAIL SE – LETTER OF SUPPORT

### Proposed Development

Creation Communities Inc (CCI) is proposing a Mixed-Use development located at 905 Edmonton Trail SE in Airdrie. The proposal is inclusive of 56 residential condominium units and approximately 15,000 square feet of main floor retail-commercial space. To date, CCI has several LOI's (Letter of Interest) including residential, daycare, medical and professional offices, etc.

### Site Context

The existing site is located immediately west of Edmonton Trail before Highway II. As it currently sits, the site is empty and has been vacant of several years.

### Question

As a resident of Airdrie, potential purchaser or interested party to the development, do you support the proposal as outlined above?

YES X NO \_\_\_\_ N/A \_\_\_\_

If YES, which factor(s) of this development are you in support of:

Residential \_\_\_\_ Retail/Commercial \_\_\_\_ Other (Specify) X

### Comments

Revitalize Edmonton Trail

Name:

SHANE SEXTON

Signature:

[Signature]



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YES ☒

NO ☐

N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒

Retail/Commercial ☒

Other (Specify) ☐

### Comments

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Name:



Signature:





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Retail/Commercial ☒

Other (Specify) ☐

### Comments

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Name:

[Redacted Name]

Signature:

[Redacted Signature]



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### Comments

*We need more housing*

Name:

*NEE STANLEY*

Signature:

*[Signature]*



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Residential X Retail/Commercial X Other (Specify) \_\_\_\_

### Comments

DAYCARE SPACE

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Name:

NISHAT SURESHA GURPIT

Signature:

[Signature]



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### Comments

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Name:

LEAH REED

Signature:

[Signature]



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### Comments

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Name:

[Redacted Name]

Signature:

[Redacted Signature]



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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

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Name:

Amanda J. Ke...

Signature:

AK



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### Comments

I lived in Airdrie Alberta

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Name:

Signature:



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### Comments

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Name:



Signature:





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### **Comments**

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Name:



Signature:





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Residential ☐ Retail/Commercial ☒ Other (Specify) ☐

### **Comments**

Retail/Residential

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Name:



Signature:





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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### **Comments**

Su \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Name:

[Redacted Name]

Signature:

[Redacted Signature]



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### Comments

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Name:

Signature:



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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### **Comments**

Na

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Name:



Signature:





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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### **Comments**

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Name:

[Redacted Name]

Signature:

[Redacted Signature]



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YES   x                        NO                             N/A       

If YES, which factor(s) of this development are you in support of:

Residential   x                        Retail/Commercial   x                        Other (Specify)       

### Comments

I support

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Name:



Signature:





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The existing site is located immediately west of Edmonton Trail before Highway 11. As it currently sits, the site is empty and has been vacant of several years.

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YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

I think the Property Concept and location will have a positive impact in the neighborhood. Also as a potential residence I like the location and convenience to access Hwy for community in work.

Name:



Signature:





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If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☐ Other (Specify) ☐

### **Comments**

Shortage of housing

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Name:



Signature:





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YES   x                        NO                             N/A       

If YES, which factor(s) of this development are you in support of:

Residential   x                        Retail/Commercial                             Other (Specify)       

### **Comments**

Looking for residential property

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Name:



Signature:





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YES   x                        NO                             N/A       

If YES, which factor(s) of this development are you in support of:

Residential                             Retail/Commercial   x                        Other (Specify)       

### Comments

  This will support the increasing demand of housing.  

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Name:



Signature:





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### **Comments**

Good opportunity for business and residents.

Name:



Signature:





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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

Interested in investing in Airdrie multi-use building

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Name:



Signature:





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Name:

Signature:



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Signature:





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Residential   x                        Retail/Commercial                             Other (Specify)       

### **Comments**

Reserve one unit

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Name:



Signature:





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### **Comments**

2 bedroom condo

Name:



Signature:





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### Comments

Interested in one bedroom unit

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Name:



Signature:





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### Comments

MORE DEVELOPMENT NEEDED TO MATCH INCREASED DEMAND IN AREA

Name:

Signature:



## 905 EDMONTON TRAIL SE – LETTER OF SUPPORT

### **Proposed Development**

Creation Communities Inc (CCI) is proposing a Mixed-Use development located at 905 Edmonton Trail SE in Airdrie. The proposal is inclusive of 56 residential condominium units and approximately 15,000 square feet of main floor retail-commercial space. To date, CCI has several LOI's (Letter of Interest) including daycare, medical and professional offices, etc.

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### **Question**

As a resident of Airdrie, potential purchaser or interested party to the development, do you support the proposal as outlined above?

YES ☒ NO ☐ N/A ☐

If YES, which factor(s) of this development are you in support of:

Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### **Comments**

Please send proposal of layout of mix use

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Name:



Signature:





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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### **Comments**

I am in support of this project

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Name:



Signature:





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### Comments

I SUPPORT THIS CONSTRUCTION

Name:

Signature:



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YES   x                        NO                             N/A       

If YES, which factor(s) of this development are you in support of:

Residential   x                        Retail/Commercial                             Other (Specify)       

### **Comments**

I am interested in residential

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Name:



Signature:





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### **Comments**

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### Comments

Airdrie needs more Condo Projects as there are none right now.

Name:

Signature:



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### Comments

\_\_\_\_\_ I SUPPORT THIS CONSTRUCTION \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Name:

\_\_\_\_\_

Signature:

\_\_\_\_\_



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### Comments

I SUPPORT THIS CONSTRUCTION

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Name:



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### **Comments**

I SUPPORT THIS CONSTRUCTION

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Name:



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### Comments

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Name:



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Residential   x                        Retail/Commercial   x                        Other (Specify)       

### Comments

Look forward to such future developments.

Name:

Signature:



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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### Comments

I SUPPORT THIS CONSTRUCTION

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Name:



Signature:





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### **Comments**

I SUPPORT THIS CONSTRUCTION

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Name:



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### **Comments**

I SUPPORT THIS CONSTRUCTION

Name:



Signature:





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### Comments

I SUPPORT THIS CONSTRUCTION

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### **Comments**

I SUPPORT THIS CONSTRUCTION

Name:

[REDACTED]

Signature:

[REDACTED]



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Residential ☒ Retail/Commercial ☒ Other (Specify) ☐

### **Comments**

Support both residential and commercial

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Name:



Signature:





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### **Comments**

I SUPPORT THIS CONSTRUCTION

Name:



Signature:

