

Jolene Noel

From: Steve Ashton <steve@ashtonconstruction.ca>
Sent: Tuesday, February 21, 2023 6:42 AM
To: Shared.Planning
Subject: FW: Letters of Support for Canglass - Employee Housing development permit application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern, this letter of support has been forwarded on behalf of the party below in regards to the SDAB Appeal Hearing - PL20220342 - 127 Bow Meadows Crescent.

Sincerely,

Ashton Construction Services Inc.

Steve Ashton, C.E.T., LEED AP, N.C.S.O.
President & CEO
Office: 403-688-3500
Direct: 403-812-0844
Email: steve@ashtonconstruction.ca

**I check email twice daily at 9 a.m. and 4 p.m. MST. If your matter is urgent, please call or text me.



www.ashtonconstruction.ca

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From: Ron Casey <casey.canmore@gmail.com>
Sent: Monday, February 13, 2023 9:21 PM
To: Steve Ashton <steve@ashtonconstruction.ca>
Subject: RE: Letters of Support for Canglass - Employee Housing development permit application

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Re: Subdivision and Development Appeal Board
PL20220342
127 Bow Meadows Crescent

I am writing in support of the appeal against the refusal of the Canmore Development Authority to approve PL2022342. Second floor industrial space has marginal if any value for industrial uses and in many cases is under utilized. I am more than aware of this situation having owned and rented Industrial property in Canmore for over 30 years. One of the greatest challenges facing any industrial use in Bow Meadows is the lack of housing for employees or business owners. The two units of Employee Housing proposed by the appellant will provide stable, secure, safe, long term accommodation for the business, located on the ground floor, now and into the future. Given the "housing crisis" that Canmore faces, which is unlikely to ever be totally resolved, allowing Employee Housing above the main floor will be but one of many unique solutions that will need to be considered if we are ever to retain employees living in this community.

Thank you and please support this appeal.

Ron Casey
2-113 Bow Meadows Crescent
Canmore, AB
T1W2W8

** Owner of Units 1-2-6 113 Bow Meadows Crescent

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From: Steve Ashton <steve@ashtonconstruction.ca>
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Subject: FW: Letters of Support for Canglass - Employee Housing development permit application

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From: Jeff von Rotz <jeff@valbella.ca>
Sent: Monday, February 20, 2023 8:10 AM
To: Steve Ashton <steve@ashtonconstruction.ca>
Subject: RE: Letters of Support for Canglass - Employee Housing development permit application

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Good morning Steve,

Thank you for providing this information. The Valbella Gourmet Foods Ownership and management team support this appeal

Thank you,

Jeff von Rotz

Production and sales manager

Valbella Gourmet Foods

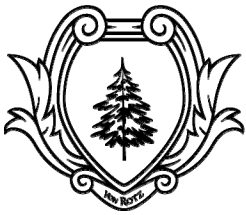
104 Elk Run Blvd, Canmore

T1W 1L1

t: +1 403 678 4109

www.shopvalbella.ca

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VALBELLA

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From: Steve Ashton <steve@ashtonconstruction.ca>

Sent: February 10, 2023 5:44 PM

Cc: Kris Charchun <kris@canmoreglass.com>; Donovan Kingsburgh <donovan@ashtonconstruction.ca>; RJ Bender <rj@ashtonconstruction.ca>; Michelle Ouellette <mouellette@mcelhanney.com>

Subject: Letters of Support for Canglass - Employee Housing development permit application

Dear neighbours, business owners and property owners of Bow Meadows Crescent,

As you may or may not be aware, the owner of Canglass, Kris Charchun, who is long time well respected business owner in Canmore, has purchased the building and property located at 127 Bow Meadows Cres. in Canmore. We have helped him to build a 3000ft², 2nd floor addition on this property which is intended to be used as 1500ft² of office to compliment his glass shop below and 1500ft² of employee housing consisting of 2 small, 2 bedroom units. This will be for his staff to use and will be dedicated to his business. He needs this staff accommodation to attract and retain staff as there is an affordability and housing crisis currently ongoing in Canmore.

Ashton Construction and Kris have applied for the development permit for this discretionary use with regards to the employee housing and have been denied a development permit from the Town of Canmore even though this is a discretionary use. The Town has stated that they would like to ensure all space in this district is dedicated to industrial use even though we all know that 2nd floor is really only suitable for office, gyms, employee housing and storage, etc. Main floor is the useful industrial space and most of the time the 2nd floor space goes unused.

Please keep in mind Kris is not changing any of the existing main floor industrial space, he is only adding 2nd floor office and employee housing.

I am writing this email to ask for a email letter of support as we have appealed this refusal by the town of canmore and it will be heard at an SDAB hearing on February 22, 2023. We are looking for your letters of support by not later than 11:00am, February 14th, 2023.

Here are some points that you might find helpful for your letter of support;

- Employee housing above 2nd floor is a discretionary use in this land use district. The project complies with all requirements to meet the bylaw for employee housing and there is ample parking onsite.
- All industries in Canmore need to attract employees to survive. Our employees are having a hard time finding places to live that are affordable if they can find them at all. Employers need to find these solutions which they are willing to do.
- Living wage in Canmore was previously \$37/hr and is now \$32 which must be incorrect as how does it go down (but that is maybe a separate issue.....) I think we can both attest that it is much closer to \$37/hr for good quality workers. We either have to pay our employees wages that we cannot charge to stay competitive or potentially subsidize housing for our employees.
- **Kris bought this building with its discretionary use and is now being told he is not allowed to use it for that. How is that fair to everyone in this neighborhood who owns real estate and is not able to use it the way its intended. Did the town follow the democratic process and allow the neighbours to voice their concern if they had any?**
- Why is employee housing being allowed in Moose Meadows or at 121 Bow Meadows? Why are these developments and these property owners allowed to house their staff and not Canglass?
- We have letters of support from the mayor for this issue and he is questioning admin on this issue.
- Council has stated and declared a housing crisis. I have first hand experience on this challenge as I was the chairman of the board for Canmore Community Housing for 5 years. There is a comprehensive housing needs study that the Town of Canmore carried out that indicates the shortfall of housing in Canmore, especially employee housing.

Thank you for your time and please do not hesitate to contact me should you need any clarification or want to discuss further. Thank you in advance,

Sincerely,

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From: Wayne Cote <wayne@waycoelectric.com>
Sent: Monday, February 20, 2023 8:51 PM
To: Steve Ashton <steve@ashtonconstruction.ca>
Subject: RE: Letters of Support for Canglass - Employee Housing development permit application

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We are in support of CanGlass putting employee staff housing in. I understand the necessity of approaches such as this to attract and retain staff.

Wayne Cote
Managing Partner

121 Bow Meadows Place

From: Steve Ashton <steve@ashtonconstruction.ca>

Sent: February 10, 2023 5:44 PM

Cc: Kris Charchun <kris@canmoreglass.com>; Donovan Kingsburgh <donovan@ashtonconstruction.ca>; RJ Bender <rj@ashtonconstruction.ca>; Michelle Ouellette <mouellette@mcelhanney.com>

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