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March 16, 2026

City of St. Albert
Attn: Renee McDonald
Legislative Officer

Subject: Written Submission – Appeal Hearing for Development Permit DP073108
65 Carleton Drive, St. Albert

Dear Ms. McDonald,

I am writing to provide a written submission for consideration by the St. Albert Subdivision and Development Appeal Board regarding the appeal of Development Permit DP073108, which approved the construction of a mosque at 65 Carleton Drive in St. Albert.

I respectfully request that this letter be included in the agenda package for the Board as part of the materials reviewed during the appeal hearing.

My primary concerns relate to the potential parking demand, traffic impacts, and land use suitability associated with the proposed development. This area has not been zoned for this type of land use or development, and a place of assembly like a mosque can generate concentrated attendance, particularly during Friday prayers and special events, which can create substantial parking demand in a short timeframe.

If the available on-site parking is insufficient to accommodate the number of attendees during peak periods, overflow parking could occur on nearby streets and surrounding properties. This may lead to increased congestion, reduced accessibility, and potential safety concerns related to vehicle circulation and pedestrian movement in the area.

It is also important to note that adjacent businesses currently rely on available street parking for both their staff and their clients. If additional demand from the proposed development reduces street parking availability, it could have a negative impact on those businesses, affecting customer access, employee parking, and daily operations.

Furthermore, increased street parking and the possible use of private business parking areas may negatively affect sufficient access for public transit, snow clearing operations,

and emergency vehicles, as well as oversized vehicles that regularly access nearby businesses, including delivery trucks and service vehicles.

Increased traffic volumes during peak service times may also affect the overall flow of vehicles within the surrounding area, particularly if large numbers of attendees arrive or depart within a short period of time.

It is important that developments of this nature ensure that parking capacity, traffic management, and site access are sufficient to support the intensity of use associated with the proposed facility. Careful consideration of these factors will help ensure that surrounding businesses, properties, and roadways continue to function safely and efficiently.

Given these considerations, I respectfully request that the Board carefully review whether the approved development permit sufficiently addresses the anticipated parking demand, traffic impacts, and land use suitability associated with the proposed use. If the Board determines that the development should proceed, I respectfully ask that consideration be given to modifying the permit or imposing additional conditions related to parking capacity, traffic management, or operational controls to help mitigate potential impacts during peak service times, including Friday prayers and special events, to protect surrounding businesses, roadways, and public access.

Thank you for the opportunity to provide this submission and for your time and consideration in reviewing this matter.

Sincerely,
Carol Olivieri