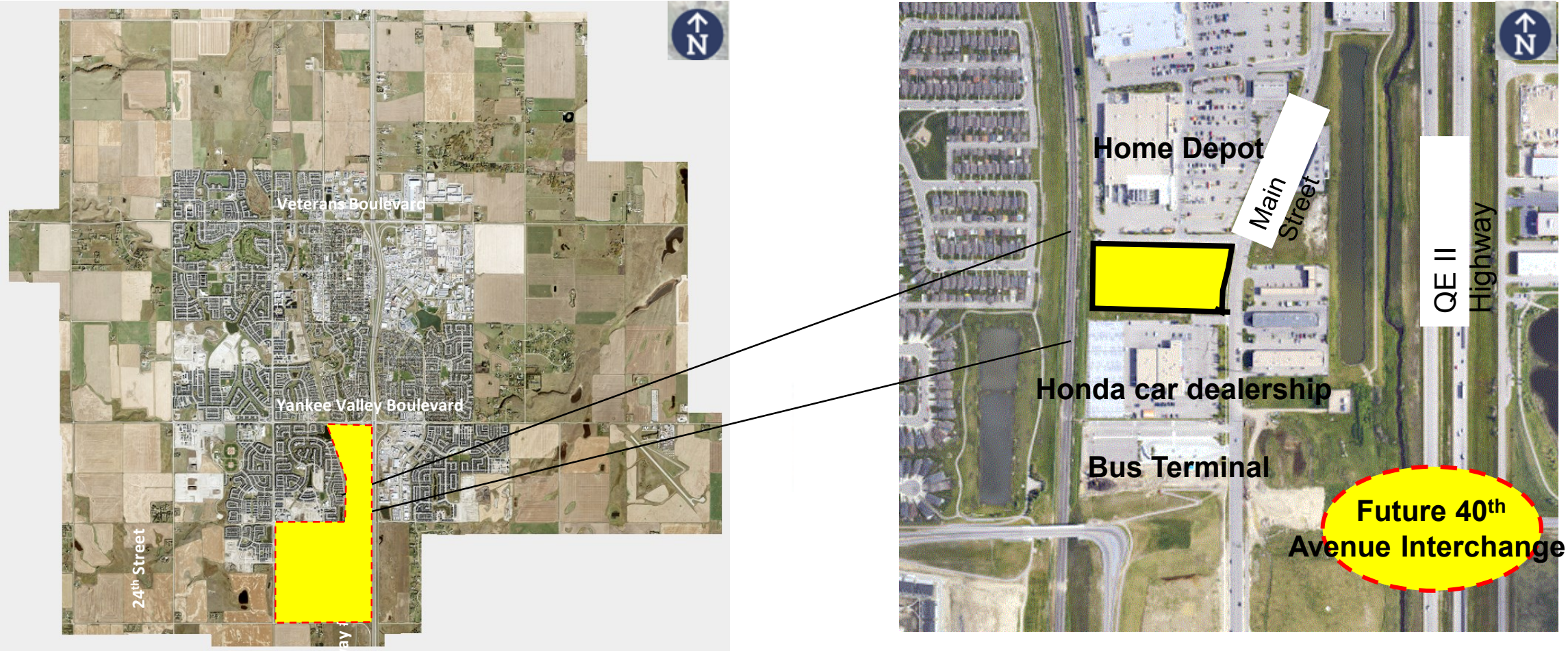


City of Airdrie
Public Hearing – Council Meeting

March 7 , 2022

Sierra Springs
Bylaw No. B-76/2021 - Land Use Amendment

Context Map



- - - South Airdrie Community Area Structure Plan

Figure 1

Background

Existing

- **South Airdrie Community Area Structure Plan & Sierra Springs Outline Plan**

Proposed Bylaw B -76/2021

- **Applicant:** Royop Development Corporation
- **Landowner:** 502877 Alberta Ltd.
- **Land Use Application** 1.682 (4.16 ac)

Proposed (Land Use District Map)



Figure 3

Existing Uses (Land Use Bylaw)

8.5.21 IB-1, Mixed Business/Employment District

Purpose and Intent

The purpose of this district is to accommodate a range of small to medium-scale employment uses providing employment opportunities and potential transition between other land use districts. This district is intended to promote flexibility in small-to-medium scale land uses.

Permitted Land Uses	Discretionary Land Uses
Animal Service, General	Accessory Building
Animal Service, Limited	Animal Service, Major
Business Support Service	Child Care, Commercial
Financial Service	Commercial School
Health Care, Limited	Community Service Facility
Indoor Recreation, Limited	Drive-Through
Microbrewery	Educational Institution, Private ²
Office	Entertainment, Gaming
Public Assembly, General	Entertainment, General
Public Assembly, Limited	Government Service
Restaurant	Health Care, General
Vehicle Service, Limited	Hotel
	Indoor Recreation, General
	Industrial Service & Sales
	Mobile Food Vendor
	Motel
	Nightclub
	Pawn Shop
	Personal Service
	Public Assembly, Major
	Retail Store, Convenience
	Retail Store, Liquor
	RV Sales & Service ³
	RV Storage ³
	Security Suite
	Temporary Event
	Vehicle Sales & Leasing
	Vehicle Service, General
	Warehouse Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Note 2: Limited to specific properties as shown on Diagram 4.

Note 3: Limited to specific properties as shown on Diagram 5.

Bylaw B-36/2008

Site Dimensions	
Per Development Site	
Minimum Site Area	4,000m ²
Maximum Site Area	2.0 Hectares
Minimum FAR	0.2

Maximum Floor Area	
Retail Uses	930m ²
All Other Land Uses	2,300m ²

Required Setbacks	
Minimum Exterior Setback	6.0m
Minimum Interior Setback	N/A
Min. Building Separation	2.0m

Massing and Coverage	
Maximum Building Height	
- Hotels	26.0m
- All other uses	18.5m
Maximum Building Coverage	65% of Site Area
Minimum Landscaping	10% of Site Area

Proposed Uses (Land Use Bylaw)

8.5.19 C3, Regional Commercial District

Purpose and Intent

The purpose of this district is to accommodate retail and commercial uses, including large-format retail, that provide a range of commercial goods and services that serve a City-wide and regional market. Development in this district is intended to be comprehensively designed and interface well with the surrounding community, supporting pedestrian and transit access.

Permitted Land Uses	Discretionary Land Uses
Animal Service, Limited	Accessory Building
Business Support Service	Animal Service, General
Financial Service	Artist Studio
Government Service	Child Care, Commercial
Health Care, Limited	Commercial School
Indoor Recreation, Limited	Community Service Facility
Office	Drive-Through
Personal Service	Entertainment, General
Public Assembly, General	Farmers Market
Public Assembly, Limited	Funeral Service, Limited
Restaurant	Garden Centre
Retail Store, Convenience	Garden Centre, Seasonal
Retail Store, General	Health Care, General
Retail Store, Liquor	Hotel
Supportive Housing, Limited	Hotel
Vehicle Service, Limited	Hotel & Conference Centre
	Indoor Recreation, General
	Microbrewery
	Mobile Food Vendor
	Motel
	Nightclub
	Public Assembly, Major
	Shopping Centre
	Supportive Housing, General
	Temporary Event
	Vehicle Sales & Leasing
	Vehicle Service, General
	Warehouse Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Requirements	
Per Development Site	
Maximum Site Area	12.0 Hectares
Minimum FAR	0.2

Note: For the purposes of this district, a Development Site may form a portion of a Master Site Plan.

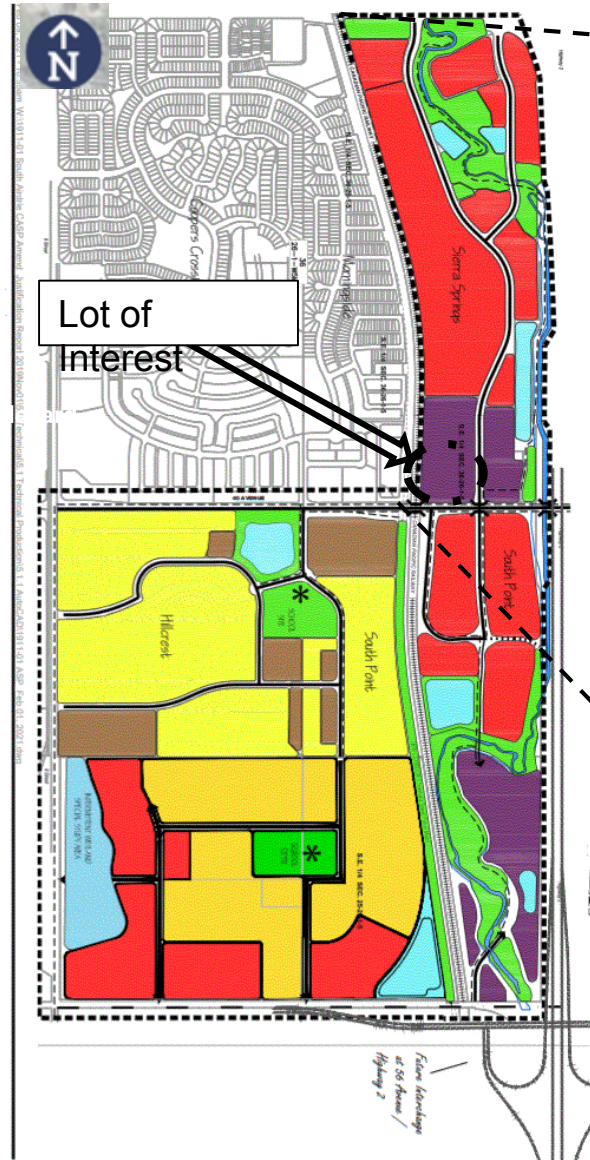
Minimum Required Setbacks	
Exterior Setback	3.0m
Interior Setback	3.0m OR as provided in an approved Master Site Plan, whichever is less.
Building Separation	3.0m

Massing and Coverage	
Maximum Building Height	
Mixed Use Buildings, Hotels, Offices, AND Apartments	6 Storeys
All Other Buildings	4 Storeys
Maximum Building Coverage	60% of Site Area
Minimum Landscaping	10% of Site Area

Figure 4

Land Use Legend

- Low Density Residential
- Medium Density Residential
- Neighbourhood Residential Area
- Industrial
- Commercial
- Open Space / Parks
- Wetland / Special Area
- Storm Management Pond



Land Use Legend

- Highway Commercial
- Regional Commercial
- Restricted Light Commercial
- General Light Industrial
- Parks / Open Space
- Environmental Reserve
- Stormwater Management Pond

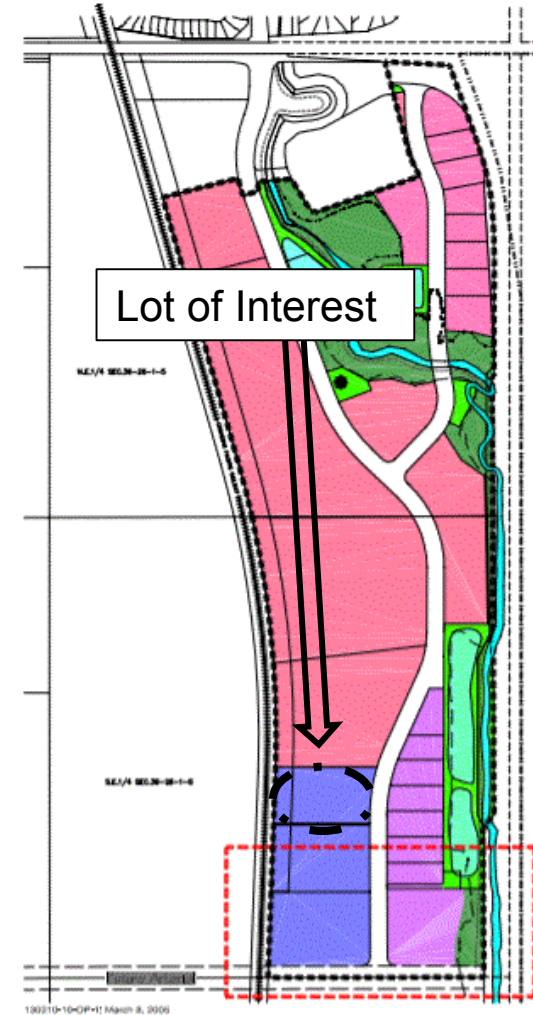


Figure 2

Proposed Amendment

- Allows larger format commercial (IB-1 allows up to 10,000 sqft development and C3 allows up to 40,000 sqft development).
- Does not require an amendment to the South Airdrie Community Area Structure Plan - The City of Airdrie Guidelines for Preparation of Community Area Structure Plans and Neighborhood Structure Plans states an amendment is required when there is a shift of land use categories from residential to industrial. **In this case an amendment from IB-1 to C3 does not require a CASP amendment.**

Rationale of the Amendment

- Similar Uses under the Land Use Bylaw - refer to Figure 4 – *Existing and Proposed Uses (Land Use Bylaw)*.
- Similar site design provisions – setbacks, building heights and building coverage of the overall site.
- Same land use (C3) to the North.
- Existing Development – is consistent with surround area Home Depot (north) and Honda dealership (south).

Airdrie City Plan

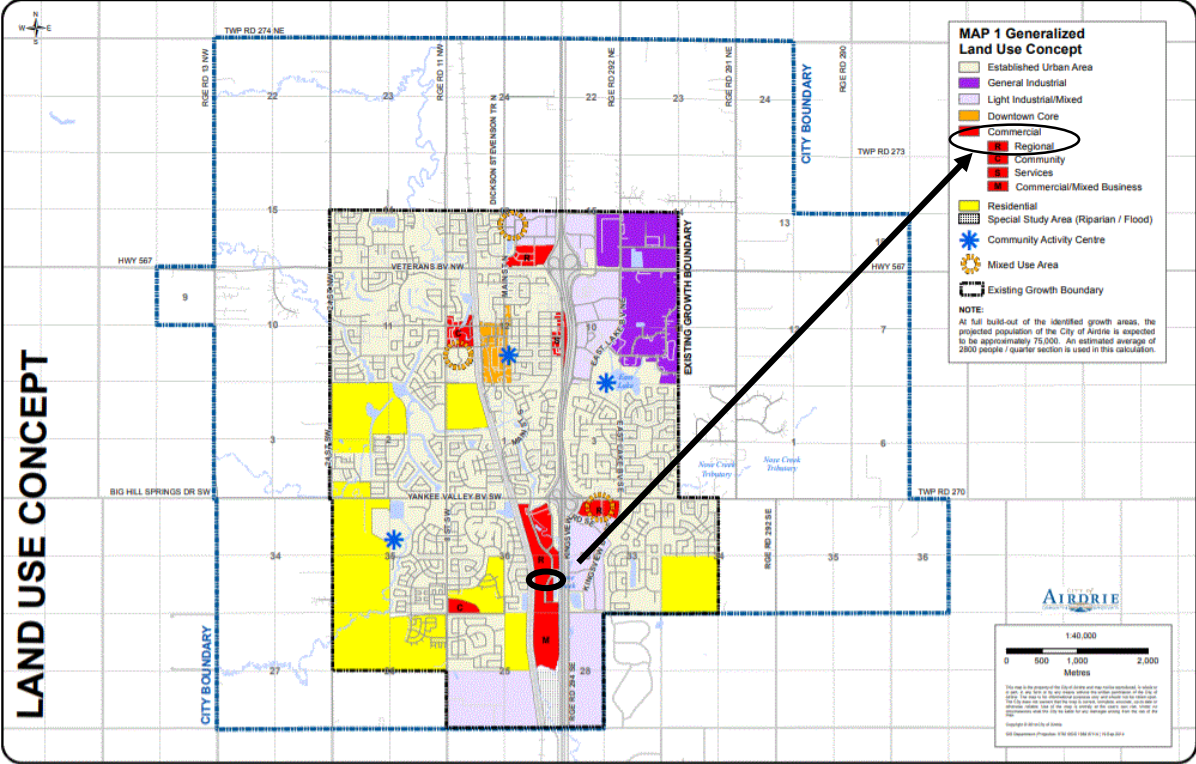
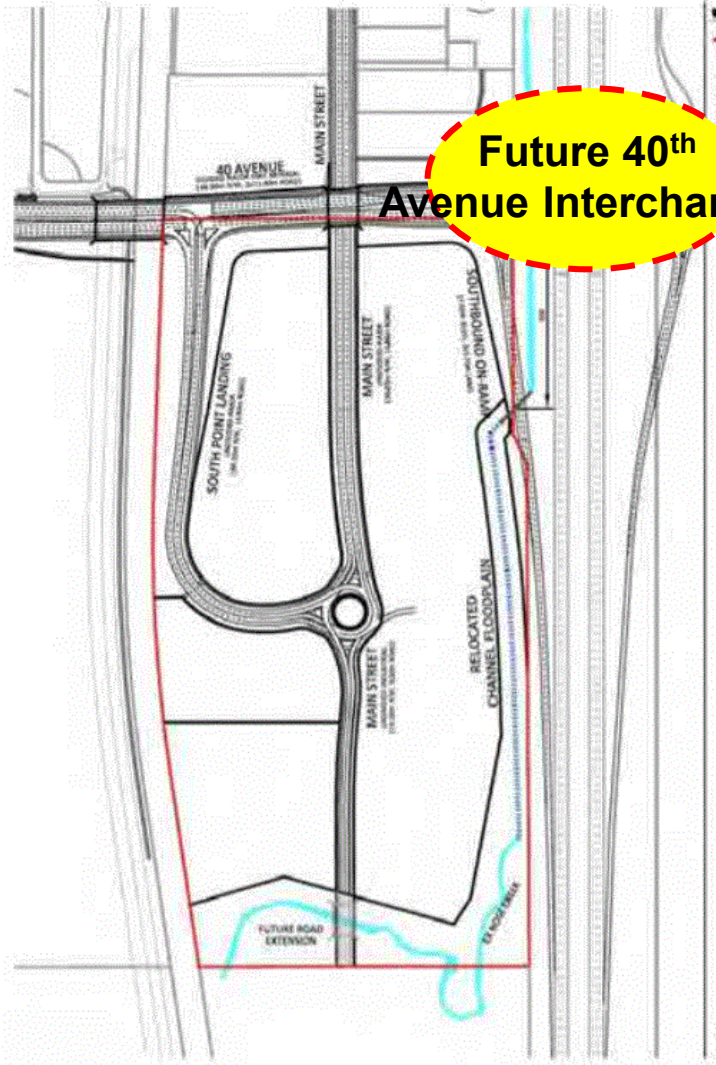


Figure 5

Future 40th Avenue Interchange



Policy Alignment with Statuary Plans

South Saskatchewan Reginal Plan

- Stimulates and promotes a healthy and stable economy.

AirdrieONE – Sustainability Plan

- Contributes to economic stainability & facilities further commercial opportunities adjacent to the future 40th Avenue Interchange.
- Achieves Economic Prosperity by facilitating further commercial opportunities adjacent to the future 40th Avenue Interchange and QE II Highway with added assessment base.
- Achieves Sustainable Transportation by its proximity to the Airdrie South Transit Terminal where it creates opportunities for increased use of active modes of transportation.

Airdrie City Plan

- Proposed Development aligns with Airdrie City Plan (Map 1) – Regional Commercial
- Regional Commercial increases the opportunity for regional traffic (including Transit).
- Enhances pedestrian connections to the bus terminal for various modes of transportation.

Boards Routed Through

Administration presented this application to the Municipal Planning Commission (MPC) on January 20 2021, MPC had the following questions.

1) MPC asked will there be pedestrian access to the South Airdrie Bus Terminal and a pedestrian access south bound once the future 40th Avenue Interchange will be complete.

Pedestrian connection under 40th Avenue will allow pedestrians uninterrupted access north and south of 40th Avenue.

2) MPC asked will there be a pathway along the east side of rail line (west side of the proposed site).

Land to accommodate a pathway east of the rail line was not acquired at the time of subdivision and no pathway is contemplated at this location.

3) MPC asked whether there is any perceived challenge for vehicles accessing and exiting the site if the commercial footprint increases from 10,000 sqft to 40,000 sqft.

The application was circulated to Public Works and other departments for their input on the proposed land use amendment. During the circulation, nothing was raised as a potential issue. During a Development Permit circulation, a review / update to the current Traffic Impact Assessment is common with such developments.

MPC voted 7-1 in **Favour** of Alterative 1, recommending that Council adopt Bylaw No. B-76/2021 as presented.

Public Hearing & Questions

public.hearings@airdrie.ca

March 7, 2022

Sierra Springs
Bylaw No. B-76/2021 - Land Use Amendment

Alternatives

Council has the following three alternatives with respect to the proposed amendments:

1) Council could choose to give three readings to Bylaw No. B-76/2021 as presented.

Choosing this option means that MPC supports the proposed redistricting of the subject lands from Mixed-Business / Employment District (IB-1) to Regional Commercial District(C3) within the Sierra Springs Outline Plan.

2) Council could choose to table Bylaw No. B-76/2021 as presented.

Choosing this option suggests that additional information is required before Council can provide a recommendation on Bylaw No. B-76/2021.

3) Council could choose to defeat Bylaw No. B-76/2021 as presented.

Choosing this option means that Council does not agree with Bylaw No. B-76/2021 and the existing land use districting under the Land Use Bylaw will remain in place.

Recommendation

Administration recommends **Alternative 1**:

That Council gives three readings to Bylaw No. B-76/2021, being a bylaw to amend Land Use Bylaw No. B-01/2016, by re- designating 1.682 ha (4.16 ac) of land legally described as Lot 8, Block 1, Plan 051 2433 from Mixed-Business / Employment District (IB-1) to Regional Commercial District (C3) as illustrated in the attached Schedule “A”.

Thank You