

Council Meeting & Public Hearing

City of Airdrie

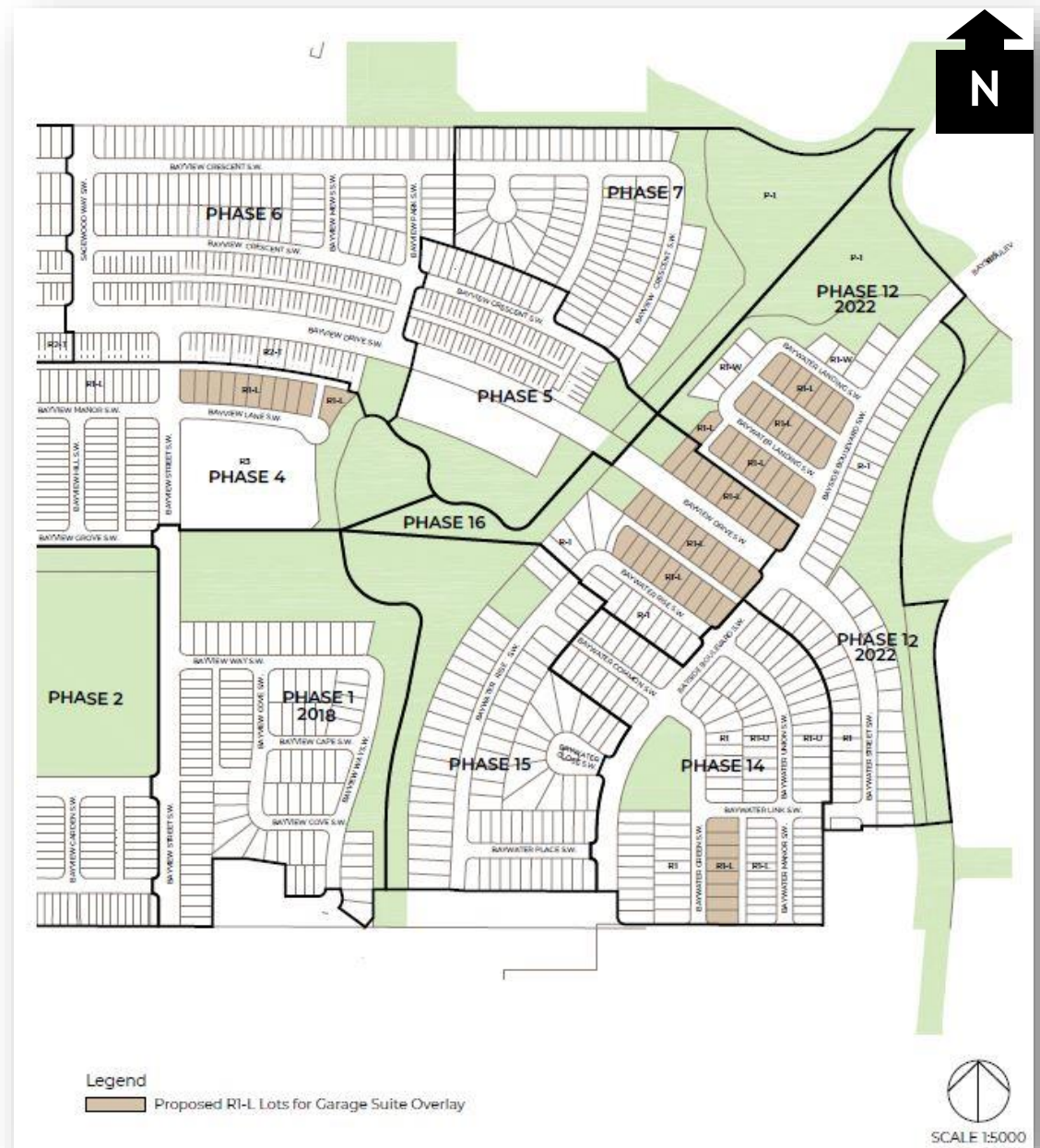
Bylaw B-27/2022

Amendment to Land Use Bylaw

September 19, 2022

APPLICATION SUMMARY

- ☐ Applicant:
 - Urban Systems Limited
- ☐ Landowner:
 - Genesis Land Development Corporation
- ☐ Legal Address:
 - A portion of NE 1/4 Section 2, TWP. 27, R1, W5M
 - A portion of NW 1/4 Section 2, TWP. 27, R1, W5M
- ☐ Community:
 - Bayview & Bayside
- ☐ Neighbourhood Structure Plan (NSP):
 - Bayview/Bayside Stage 3
- ☐ Phase:
 - Bayview Phase 4
 - Bayside Phase 12, 14 & 16



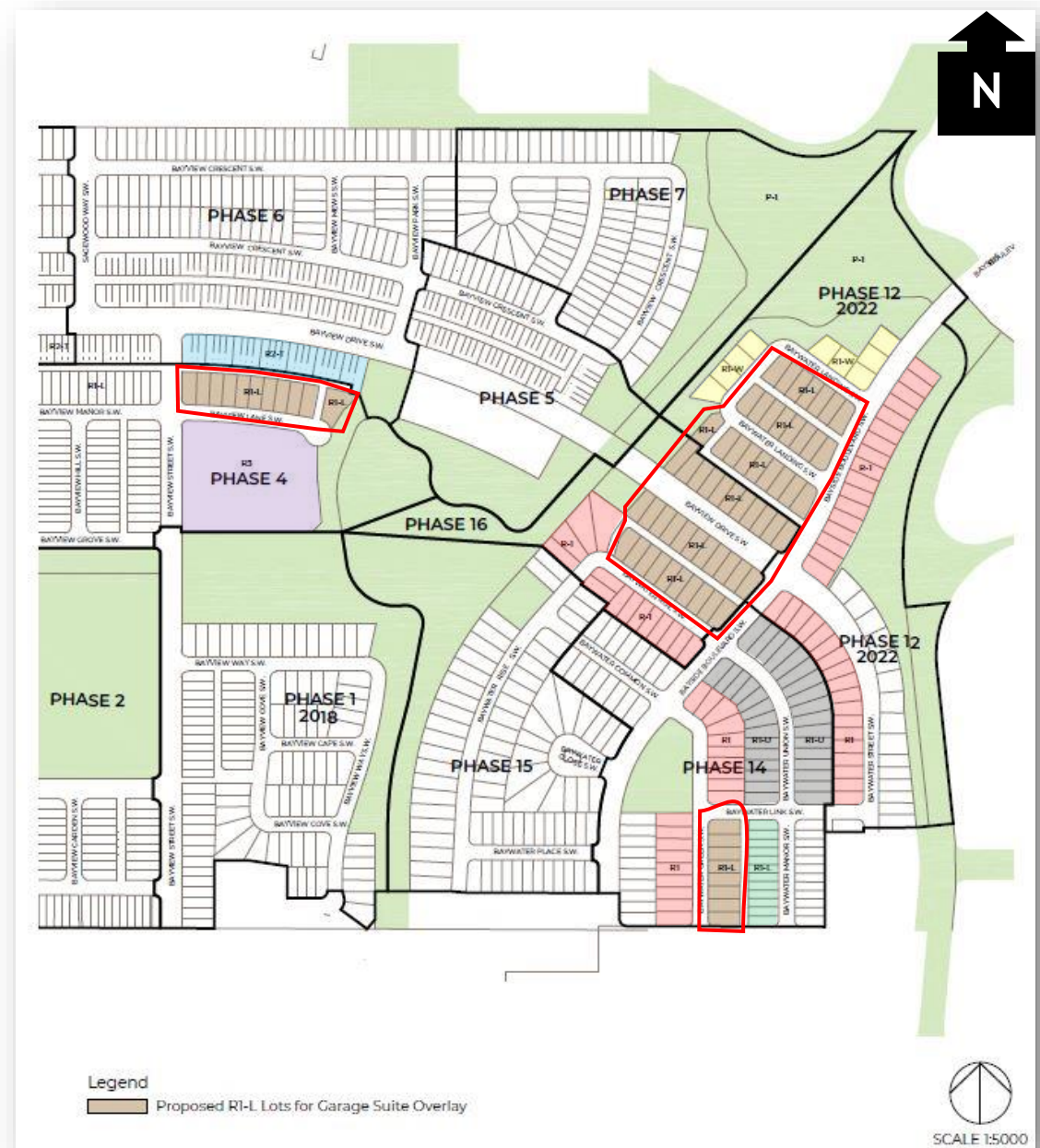
LAND USE DISTRICT

☐ Subject Properties:

- R1-L, Narrow Lot Laned Residential District

☐ Adjacent Properties:

- R2-T, Townhouse Residential District
- R3, Low-Rise Multifamily Residential District
- R1-W, Single Detached Wide Shallow District
- R1, Single Detached Residential District
- R1-U, Urban Standard Residential District
- R1-L, Narrow Lot Laned Residential District.



BACKGROUND

❑ R1-L District:

- Dwelling, Garage Suite
- Discretionary Use
 - Development Permit Application
 - Municipal Planning Commission (MPC)
 - Notify The Public And Adjacent Landowners
 - 21-day Appeal Period
 - Subdivision and Development Appeal Board (SDAB)

“Dwelling, Garage Suite means: A secondary dwelling unit that is located above a detached garage or attached to the side or rear of a detached Garage at grade. A Garage Suite is accessory to a Dwelling, Single Detached, has an entrance separate from the vehicle entrance to the Garage, and contains living, cooking, sleeping, and sanitation facilities which are separate from those of the principal dwelling located on the site. This Land Use does not include a Dwelling, Secondary Suite or a Dwelling, Garden Suite. This land use may also be referred to in this Bylaw as “Garage Suite.”

8.5.6 R1-L, Narrow Lot Laned Residential District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single-detached dwellings on small lots with access from a rear laneway.

Permitted Land Uses	Discretionary Land Uses
Dwelling, Single Detached	Dwelling, Secondary Suite
Accessory Building	Dwelling, Garage Suite
Home Business, Limited	Home Business, General
Child Care, Limited	Supportive Housing, Limited
	Urban Agriculture

[Bylaw B-08/2021](#)

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 Dimensions

Minimum Dimensions		
Lot/Unit Type	Area	Width
District Standard	260m ²	8.5m
Corner Lot	315m ²	10.36m

[Bylaw B-41/2018](#)

Minimum Required Setbacks	
Front Yard	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage	
Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area

Development Standards

(1) Signs in this district shall be regulated in accordance with Table S.01

Parking, Access and Connectivity

- (2) No vehicular access to the street shall be permitted from a front yard in this district.
- (3) Front attached garages shall not be permitted in this district.
- (4) Where a detached garage of sufficient width and depth has not been constructed on a property so as to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property

City of Airdrie
Land Use Bylaw B-01/2016

8-12

Land Use Bylaw B-01/2016

BACKGROUND

Garage Suite Applications:

- 7 Applications Since 2016
 - 4 Issued
 - 3 Appealed and Refused

Reasons For Appeals:

- Privacy Impact
 - Obstruction Of Sightlines
 - Height & Size
 - Lack Of Lane Access
 - High Traffic
 - Reduction In Property Value
 - Inability To Sell Houses Adjacent To A Suite
 - Impact To Character Of Neighbourhood
- Administration Recommended Approval:
 - Airdrie City Plan
 - AirdrieONE Sustainability Plan
 - Airdrie Housing Needs Assessment and Strategy



Garage Suite Front Elevation - PL2201003

BACKGROUND

- ❑ Benefits Of Garage Suites:
 - Provides Alternative Housing Choice
 - Can Provide Housing For Adult Children And Aging Parents
 - Can Provide A Means Of Passive Income Generation
- ❑ Demand For Garage Suites:
 - Favorable Market Response



Garage Suite Front Elevation - PL2201003

1

- Allow Dwelling, Garage Suite as a Permitted Use In The R1-L District
- Applicable Specifically To 75 Lots



1

[illegible]

SCALE 1:5000

GARAGE SUITE REGULATIONS

□ Section 6.22.1:

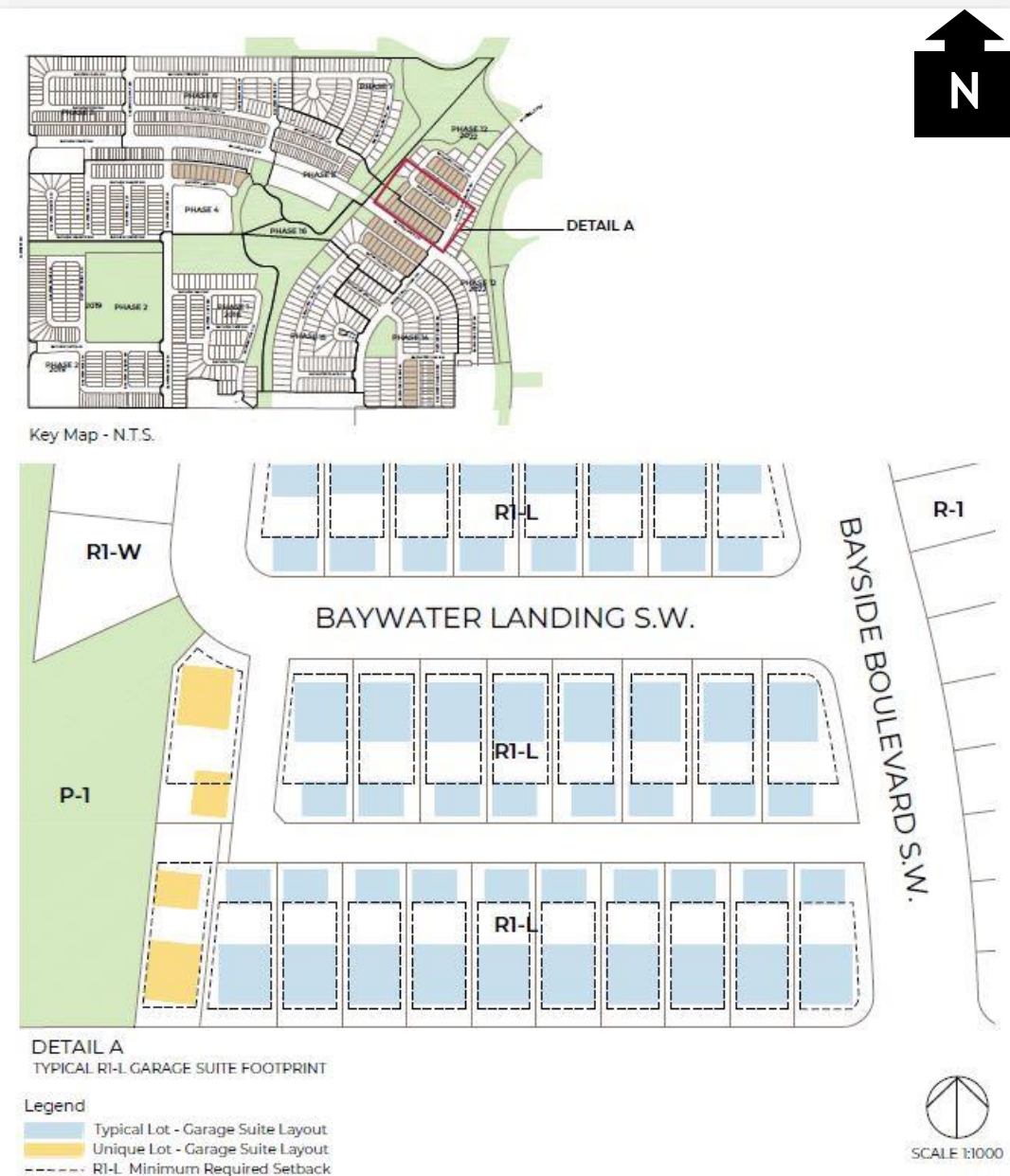
- Conformance with Higher Order Plans & Policies
- Compatibility



Garage Suite Front Elevation - PL2201003

GARAGE SUITE REGULATIONS

- ❑ Section 6.22.1:
 - Compatibility
 - Garage Suites back unto other Garage Suites



GARAGE SUITE REGULATIONS

- Section 6.22.1:
 - Compatibility
 - Garage Suites Back Into Other Garage Suites
 - Garage Suites Back Into Residential Development With Detached Garages



- Compatibility

- Parks & Open Space

- School (Phase 2)

- Commercial (Phase 3)

- Transit



GARAGE SUITE REGULATIONS

□ Section 6.22.1:

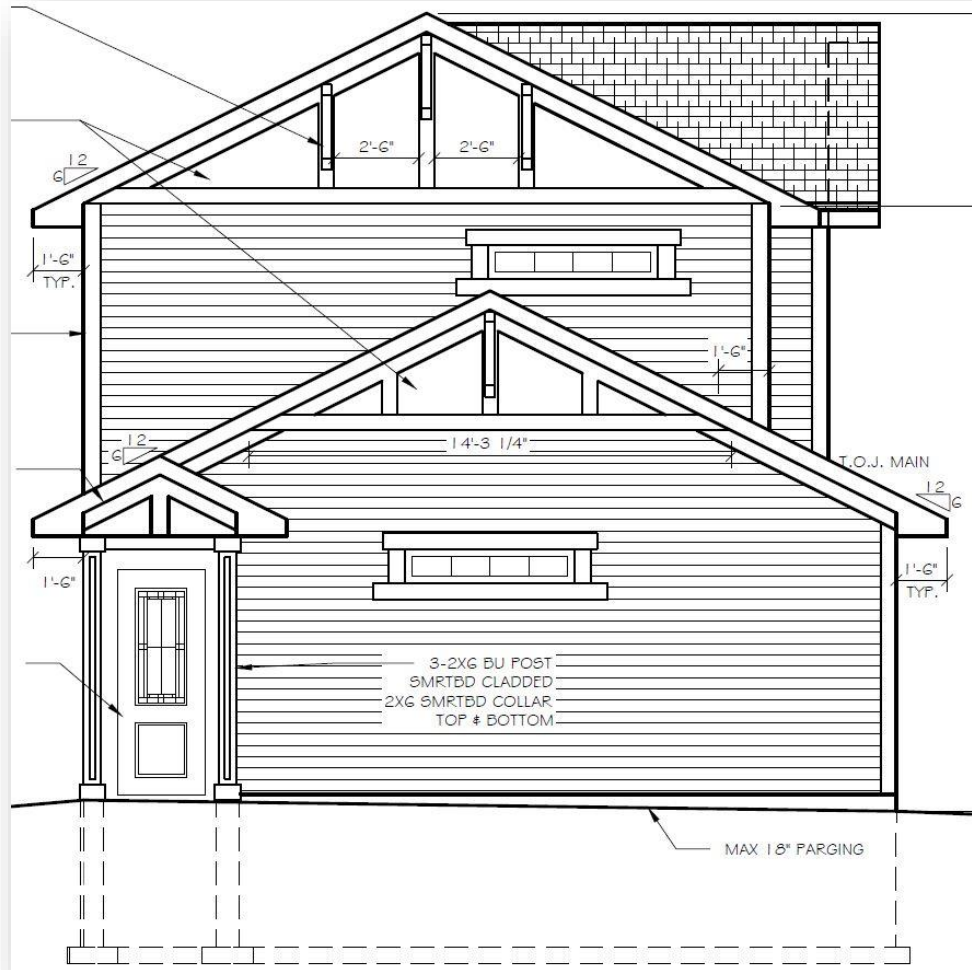
- Maximum Size
 - 55 Square Meters Or The Size Of The Detached Garage Whichever Is Less
- Maximum Height
 - Exceed A Height Of 7.4 Meters Or The Height Of The Principal Dwelling Whichever Is Less
- Above Ground Amenity Space



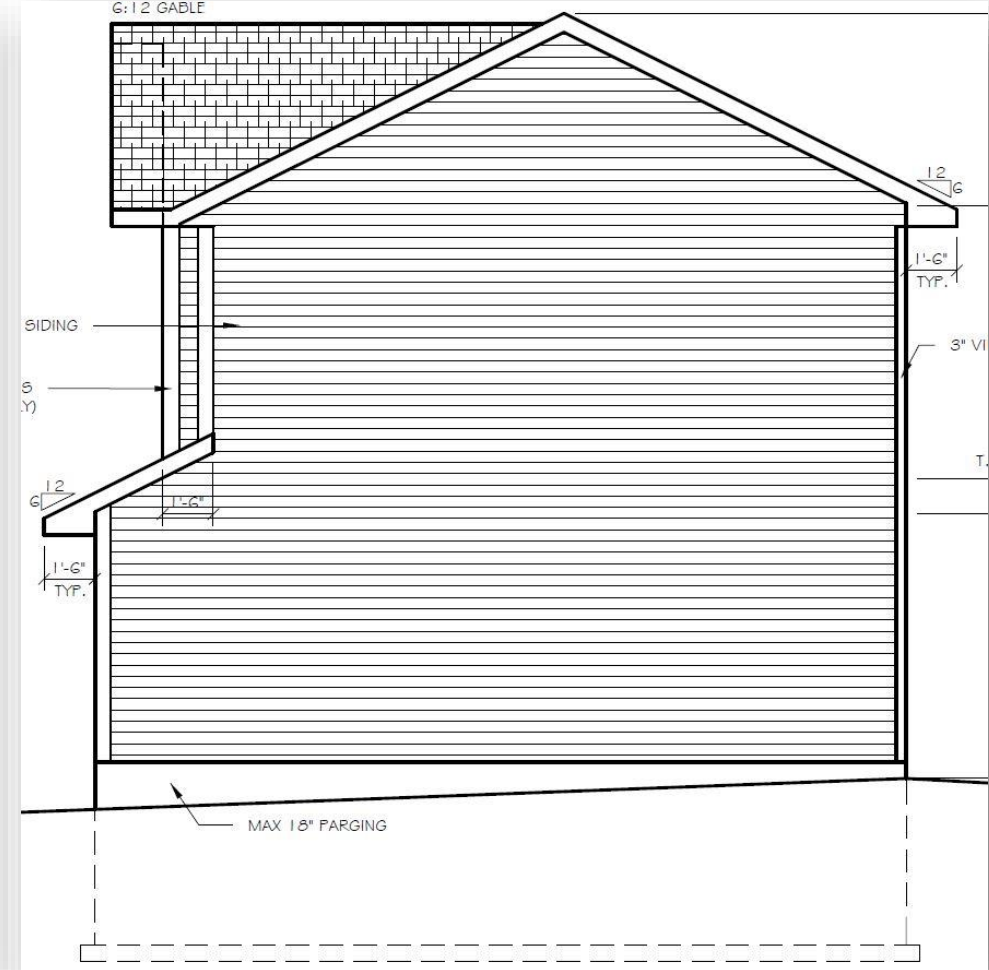
Garage Suite Front Elevation - PL2201003

GARAGE SUITE REGULATIONS

- Section 6.22.1:
 - Privacy & Sightlines



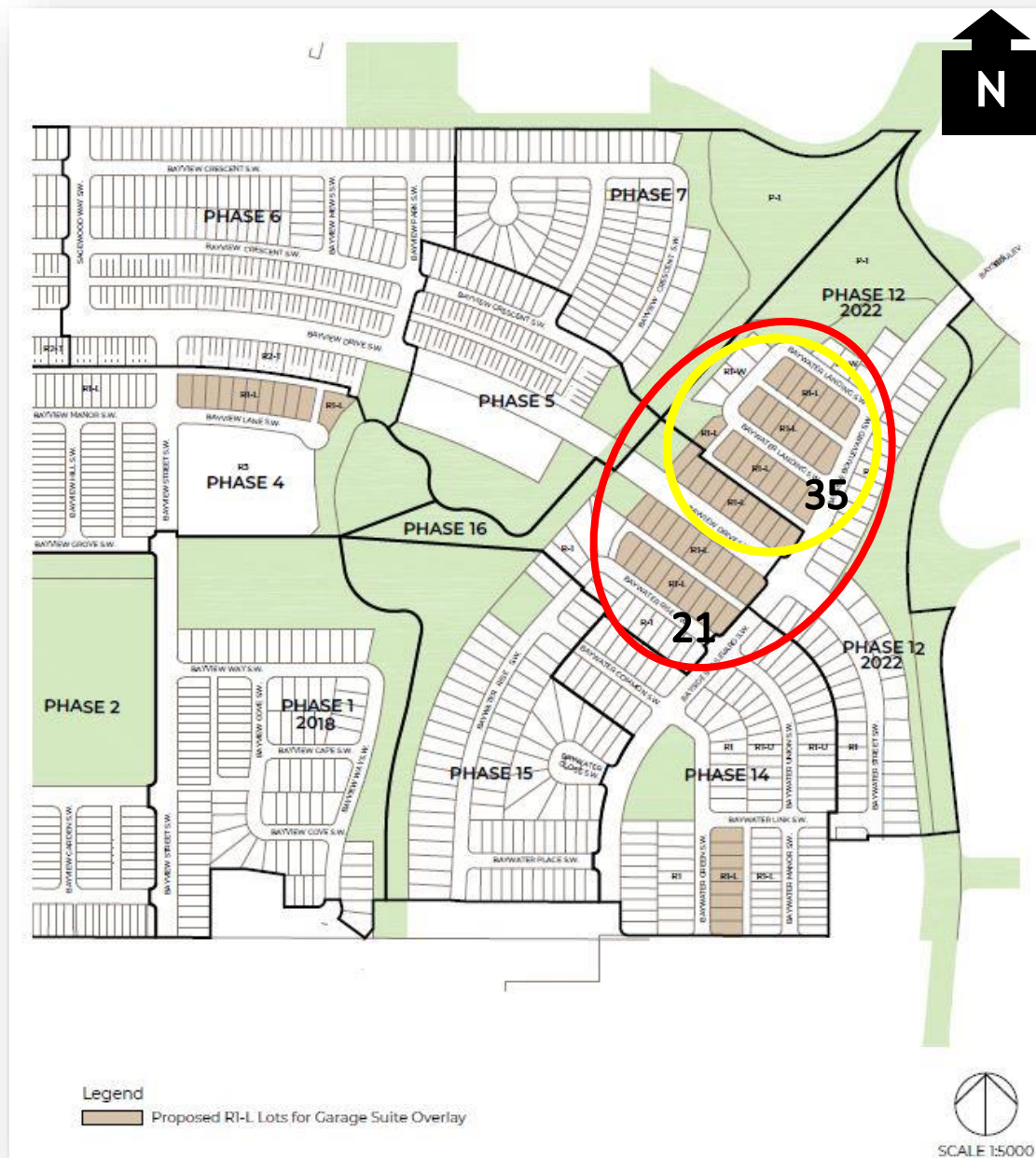
Garage Suite Left Elevation - PL2201003



Garage Suite Right Elevation - PL2201003

GARAGE SUITE REGULATIONS

- ❑ Section 6.22.1:
 - Intensity of Land Uses
 - Cumulative Impact
 - Traffic & Parking



GARAGE SUITE REGULATIONS

- ❑ Cumulative Impact Comparison:
 - Canals Garage Suites
 - 76 Lots
 - Developed By Genesis Between 2005 & 2006



- Section 6.22.1:
 - Location
 - Rear Yard
 - Detached Garage
 - Setback Minimums
 - Principal Dwelling
 - Side Yard – 1.2/3
 - Rear Yard – 0.6 M
 - Minimum Lot Dimensions
 - Area - 400 Square
 - Width - 13 Meters



GARAGE SUITE REGULATIONS

□ Section 4.4(1):

▪ Parking

- 1.0 stall per bedroom provided by the accessory unit PLUS Parking as required for any other land uses provided on the site



Garage Suite Front Elevation - PL2201003

ADDITIONAL R1-L GARAGE SUITE REGULATIONS

❑ Proposed Bylaw No. B-27/2008:

- Limited Locations
 - 75 Lots
- Compatibility
 - Design Guidelines
- On-Site Parking
 - Within Detached Garage
- Number Of Bedrooms
 - One-Bedroom

Schedule "A"
Bylaw No. B-27/2022

8.5.6 R1-L, Narrow Lot Laned Residential District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single-detached dwellings on small lots with access from a rear laneway.

Permitted Land Uses	Discretionary Land Uses
Dwelling, Single Detached Accessory Building Home Business, Limited Child Care, Limited	Dwelling, Secondary Suite Dwelling, Garage Suite ² Home Business, General Supportive Housing, Limited Urban Agriculture

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: Dwelling, Garage Suite shall be allowed as a Permitted Use subject to the special requirements outlined in Sections 8.5.6(5) through 8.5.6(8) and Limited to specific lots as shown on Diagram X.

Development Dimensions

Minimum Dimensions		
Lot/Unit Type	Area	Width
District Standard	260m ²	8.5m
Corner Lot	315m ²	10.36m

Bylaw B-27/2022

Minimum Required Setbacks

Front Yard	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage

Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area

Development Standards

(1) Signs in this district shall be regulated in accordance with Table S.01

Parking, Access, and Connectivity

- (2) No vehicular access to the street shall be permitted from a front yard in this district.
- (3) Front attached garages shall not be permitted in this district.
- (4) Where a detached garage of sufficient width and depth has not been constructed on a property so as to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property

Special Requirements for Garage Suites

- (5) Notwithstanding the list of Permitted and Discretionary Uses described above, a Garage Suite shall be considered a Permitted Use on the parcels identified in Diagram X.
- (6) Prior to the acceptance of any development permit application by the municipality, the development permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines.
- (7) Notwithstanding any requirements of this Bylaw, individual applications for Garage Suites within these lots shall provide the parking requirement as outlined in Section 4.4(1) of the Land Use Bylaw, as amended from time to time, within a detached garage.
- (8) Notwithstanding any requirements of this Bylaw, any Development Permit approval for Garage Suites within these lots shall be limited to One Bedroom.

Diagram X: Locations for Dwelling, Garage Suite Overlay



Legend
Proposed R1-L Lots for Garage Suite Overlay

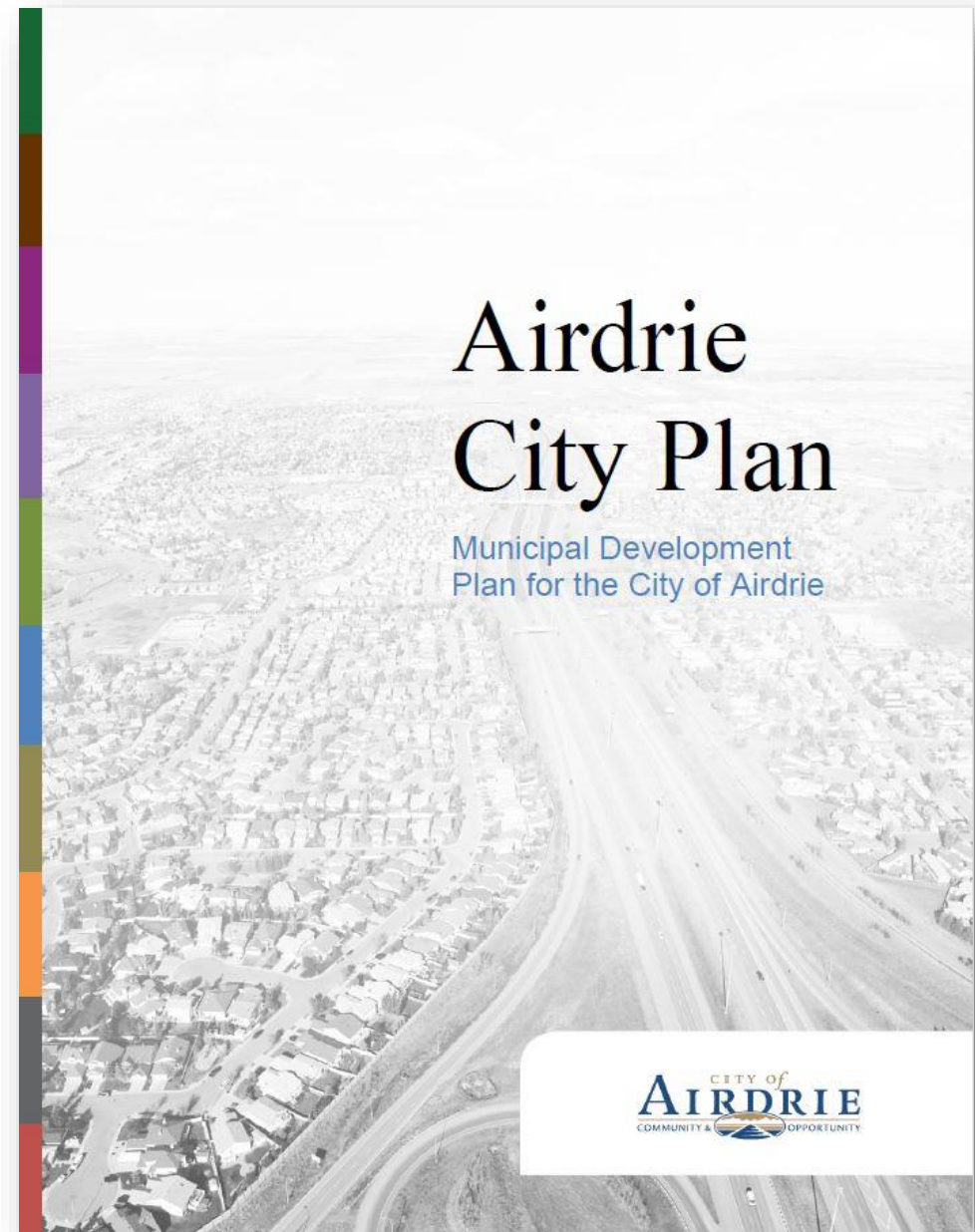


Proposed Bylaw B-27/2022

Proposed Bylaw B-27/2022

POLICY REVIEW

- ❑ Airdrie City Plan (2014):
 - Garage Suite
 - Adds To Housing Variety
 - Integrated Into Neighbourhood
 - Meets Parking Requirement
 - Adequate Servicing Capacity
 - Located In Proximity To Services And Amenities



POLICY REVIEW

- ❑ Bayview/Bayside Stage 3 NSP:
 - Garage Suite
 - Adds To Housing Mix
 - Increases Affordability Options
 - Maintains Density



Bayview/Bayside Stage 3
Neighbourhood Structure Plan
Adopted by City Council
Bylaw No. B-22/2017
Date: July 4, 2017

Revisions Prepared for: Genesis Land Development Corp.
Revisions Prepared by: Urban Systems Ltd. / EXP Engineering Ltd. / LA West (Calgary) Inc. / Bunt Engineering Ltd.

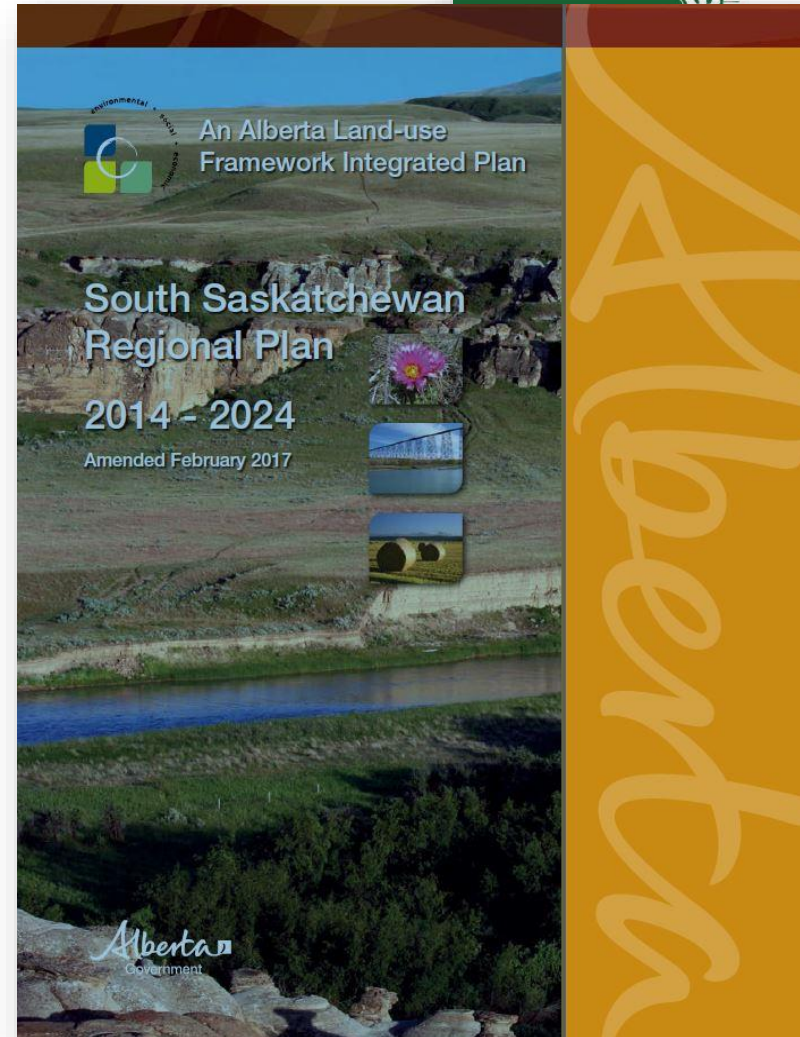
Revisions Prepared for: Leef Development Corp
Revisions by: Cima Canada Inc,

Original Prepared for: Genesis Land Development Corp. / Sun Valley Springs Inc

Original Prepared by: Brown & Associates Planning Group
In conjunction with: Progressive Engineering / LA West (Calgary) Inc. / iTrans Consulting Inc. / Southwell Trapp & Associates Ltd

POLICY REVIEW

- ❑ South Saskatchewan Regional Plan (2014-2024):
 - Garage Suite
 - Provides Housing Options
 - Utilizes Existing Infrastructure
- ❑ AirdrieONE Sustainability Plan (2012):
 - Garage Suite
 - Adds To Housing Mix
 - Supports Compact Development
 - Located In Proximity To Future Transit Corridor



AirdrieONE Sustainability Plan

This made-in-Airdrie plan is specifically designed by and for Airdrie citizens and community leaders.




- ☐ Proposed Amendment
 - ☐ Complies With All Required Municipal Plans And Policies.
 - ☐ Is In Line With The Suggested Actions In The Airdrie Housing Needs Assessment And Strategy



STAKEHOLDER ENGAGEMENT

- ❑ Municipal Planning Commission (MPC):
 - Reviewed on July 7, 2022
 - 6 to 2 in Favor of Proposed Amendment

	
MUNICIPAL PLANNING COMMISSION MEETING	
AGENDA	
July 7, 2022 7:00 pm GREAT ROOM 400 Main Street SE	
	Pages
1. CALL TO ORDER	
2. MINUTES	
2.1. Regular Meeting of June 16, 2022	1
3. PUBLIC INPUT SESSION	
There are no items	
4. BUSINESS ARISING	
There are no items	
5. AGENDA REPORTS	
5.1. Development Permit PL2200063 – Dwelling, Garden Suite (Daria McDonald - Planner 3)	5
Municipal Planning Commission is being asked to make a decision on Development Permit PL2200063; an application for a Dwelling, Garden Suite (2 bedrooms).	
5.2. Bylaw No. B-27/2022 Land Use Bylaw Amendment – R1 – L Garage Suite Overlay (Tega Odugu Planner 2)	16
Administration is asking the Municipal Planning Commission (MPC) to provide a recommendation to Council on Bylaw B-27/2022, being a bylaw to amend Land Use Bylaw B-01/2016 by adding regulations to Section 8.5.6 to allow Dwelling, Garage Suite as a Permitted Use in the R1-L, Narrow Lot Laned Residential District on specific lots within lands leally described as a portion of NE 1/4 Section 2, TWP. 27, R1, W5M and a portion of NW 1/4 Section 2, TWP. 27, R1, W5M.	
5.3. Bylaw No. B-28/2022 Land Use Bylaw Amendment (Tega Odugu - Planner 2)	101
Municipal Planning Commission (MPC) is being asked to provide a recommendation to Council on Bylaw No. B-28/2022 being a bylaw to amend Section 8.5.19 of Land Use Bylaw B-01/2016, by adding Entertainment, General as a Discretionary Use in the C1,	

PUBLIC HEARING & QUESTIONS

Bylaw B-27/2022

Amendment to Land Use Bylaw

ALTERNATIVES

Alternative One:

Council could choose to give three readings to Bylaw No. B-27/2022 as presented.

Alternative Two:

Council could choose to table Bylaw No. B-27/2022.

Alternative Three:

Council could choose to defeat Bylaw No. B-27/2022.

Staff recommends Alternative One, that Council gives three readings to Bylaw No. B-27/2022 as presented, being a bylaw to amend Land Use Bylaw No. B-01/2016 by adding regulations to Section 8.5.6 to allow Dwelling, Garage Suite as a Permitted Use in the R1-L, Narrow Lot Laned Residential District on specific lots within lands legally described as a portion of NE 1/4 Section 2, TWP. 27, R1, W5M and a portion of NW 1/4 Section 2, TWP. 27, R1, W5M as presented; and then renumbering all other diagrams in Land Use Bylaw B-01/2016.

THANK YOU



Canals Garage Suite



Lane



Canals Garage Suite



Lane