

COUNCIL – AGENDA REPORT

Meeting Date: 16 April 2024

Subject: Bylaw No. B-17/2024, Downtown Overlay

Boards Routed Through: N/A

Date: N/A

Issue:

Council is being asked to give three readings to Bylaw No. B-17/2024, being a Bylaw to amend Land Use Bylaw No. B-01/2016 to create an overlay for specific regulations and transference of development authority for the Downtown Plan and Community Revitalization Levy (CRL) Plan area.

Background:

On September 6, 2022 Council gave Third Reading to Bylaw No. B-01/2022, being the Downtown Area Redevelopment Plan (ARP) forming part of Our Core Strategy: A Revitalization Plan for Downtown Airdrie. The ARP referred to a series of potential resolutions for Council to undertake as part of the 'Municipal Actions' that would guide the city's approach to redevelopment.

Concurrent with Third Reading of the Downtown ARP, Council also approved seven resolutions committing to incentives that were drafted to create vibrancy and make it financially feasible to develop in the downtown area.

On April 2, 2024, Council adopted Policy P-DEV-16-C for Downtown Incentives in place of the resolutions to improve implementation of Our Core Strategy. Expedited Development Permit Review and Decision initiatives are specifically outlined in Sections 35-37 of this Downtown Incentive Policy (see Attachment 2).

To execute several action items within Our Core Strategy and deliver on the new Policy for Downtown Incentives, Administration is proposing a Downtown specific 'overlay' within the existing Land Use Bylaw (LUB). An 'overlay' applies specific regulations or exemptions to a set boundary area, in this case the downtown area as represented by the Community Revitalization Levy (CRL) plan boundary. Administration proposes amendments coming forward in two phases. The first (through Bylaw No. B-17/2024) establishes the overlay and transfers authority for Development Permit applications to the Development Officer. The second, to come later this year, would entrench specific policies from Our Core Strategy into

the LUB and recommendations from upcoming work on a downtown parking study and creation of railway setback guidelines.

This new LUB overlay would function similarly to other sections of the LUB where special rules or exceptions are outlined, including: provisions for development along Nose Creek in Downtown; within Interim Land Use Corridors; and, in the Special Requirements for Garage Suites in the R1-L district. Within this overlay Council would divest development authority for Development Permit applications within the area specified to the Development Officer.

The principal objective of Our Core Strategy is to “accelerate redevelopment”. Private investment is best achieved by providing speed and certainty for decision-making. Council has previously expressed the desire to provide this certainty by adopting first the incentive resolutions, and then the subsequent Council Policy. In the adoption of the CRL Plan, Council estimated that there would be seven properties primed for redevelopment in the “low” scenario and 21 in the “high” scenario, limiting the extent of this authority transference.

Alignment with South Saskatchewan Regional Plan and AirdrieONE:

The LUB is a major tool for the City to implement the vision, guiding principles and the goals, objectives, and strategies of the South Saskatchewan Regional Plan (SSRP) and AirdrieONE Sustainability Plan. Updating the LUB to implement the Downtown Area Redevelopment Plan serves the objectives and actions in the AirdrieONE Plan’s Built Environment and Governance sections.

Boards Routed Through:

N/A

Administration Recommendation:

That Council gives three readings to Bylaw No. B-17/2024 as presented.

Giving three readings to Bylaw No. B-17/2024 will allow Administration to meet Council’s commitment of speed and certainty for this limited scope of redevelopment applications. Administration estimates that approximately 20 calendar days can be saved by having Administration act as the Development Authority in lieu of the Community Infrastructure and Strategic Growth Standing Committee (CISG).

Alternatives/Implications:

In addition to the recommendation above, Council has two further alternatives with respect to the proposed Bylaw.

Alternative One: Council could table Bylaw No. B-17/2024 to request further information, allow staff to present further details or alternate recommendations, or to amend the proposed Bylaw if desired.

Alternative Two: Council could defeat Bylaw No. B-17/2024. Under this alternative, there will be some applications which must be referred to CISG for review and decision and accordingly Administration would not be able to provide a decision on such applications within the timeframes proposed in Downtown Incentives Policy P-DEV-16-C. In such situations,

administration would only be able to complete a review of the file, analysis for the entity acting as development authority, and draft Development Permit conditions, and the Incentives Policy has been drafted to recognize that as an acceptable standard of service if needed.

Communications Plan:

Public notification of the public hearing was posted online and provided in the City Connection section of the City View paper for three consecutive weeks in keeping with the City's Public Notification Bylaw No. B-02/2019 and the Municipal Government Act.

Recommendation:

That Council gives three readings to Bylaw No. B-17/2024, being a Bylaw to amend Land Use Bylaw No. B-01/2016 to create the Downtown Plan and Community Revitalization Levy Boundary area and associated Bylaw standards.

Willow Czaban
Planner 3

Presenter:	Willow Czaban and Adena Malyk
Department:	Planning / Downtown Revitalization
Reviewed by:	Stephen Utz Director, Strategic Growth & Investment
Attachments:	#1 Bylaw No. B-17/2024 #2 Downtown Incentives Policy P-DEV-16-C
Appointment:	N/A