



COUNCIL – AGENDA REPORT

Meeting Date: 18 June 2024

Subject: Bylaw No. B-23/2024 Land Use Bylaw Amendment
(Bayside-Bayview Stage 3 NSP area)

Directorate: Strategic Growth and Investment

Issue:

Council is being asked to give three readings to Bylaw No. B-23/2024, being a bylaw to amend Land Use Bylaw B-01/2016 (LUB) by redistricting lands legally described as Lot 27 to 37, Block 1, Plan 2310879 and Lot 13 to 20, Block 32, Plan 2311179 (subject properties) from Narrow Lot Laned Residential District (R1-L) to Single Detached Residential District (R1), to allow for front-drive access single detached dwelling development and to remove the subject properties (19 lots) from Section 8.5.6 (5) Diagram 2: Locations for Dwelling, Garage Suite Overlay under R1-L Land Use District of the LUB.

Policy / Council Direction:

Airdrie City Plan:

Airdrie City Plan provides brief and high-level policy directions on the development of existing and new residential land uses. Residential uses are accommodated in the land use designations depicted on the Generalized Land Use Concept Map (Map One). The plan further indicates that Residential land areas shown on the Land Use Concept Map illustrate the location of existing and future neighbourhoods. The Neighbourhood Structure Plan process and the Land Use Bylaw will provide more refinement on what the range of housing types and densities will be in specific areas.

The subject properties are designated Residential land use under the Land Use Concept Map. The proposed redistricting of the subject properties (from R1-L to R1) will maintain the low-density residential character intended for single-detached dwellings.

Bayview/Bayside Stage 3 Neighbourhood Structure Plan:

The Bayview/Bayside Stage 3 Neighbourhood Structure Plan (NSP) offers a variety of residential land uses and densities that provide housing options for residents. Both the existing land use district (R1-L) and the proposed land use district (R1) of the subject properties are consistent with the land uses approved in Section 6.2 (Figure 15 – Plan Area A – Proposed Concept Plan) of the Bayview/Bayside Stage 3 NSP.

The subject properties are intended for Narrow Laned Lot Type (SDL) in Plan Area A. The purpose of this type is to provide for residential development in the form of single-detached dwellings on small lots with access from a rear laneway. The existing R1-L land use district is consistent with the SDL lot type approved as part of the NSP. The purpose of proposed R1 land use district is to provide for residential development in the form of single detached dwellings. The R1 district provides the subject properties options for both front-drive garage and rear lane access while maintaining the low-density residential character in the form of single detached dwellings. Therefore, the proposed R1 land use district is also consistent with the NSP approved land use and lot type.

Section 2.9 of the NSP provides the projected land uses and densities for each Plan Area within the NSP area, including Plan Area A where the subject properties are located. The proposed redistricting of the subject properties (from R1-L to R1) will not change the projected number of units and the overall land area in Plan Area A, therefore, it will not change the overall projected density within the NSP area.

Based on Section 4.2 of the Guidelines for Preparation of Community Area Structure Plans or Neighbourhood Structure Plans, the proposed amendment does not trigger an amendment to the NSP, given that it does not result in shifts within a land use category that result in changes to density.

Land Use Bylaw:

The proposed redistricting triggers an amendment to Section 8.1(3) of the LUB which outlines the boundaries for land use districts. It also triggers an amendment to Diagram 2 of Section 8.5.6 of the LUB that indicates locations of garage suite dwelling overlay in R1-L District. The subject properties will be removed from Diagram 2 due to the redistricting from R1-L to R1.

Generally, the two land use districts (R1-L and R1) are very similar and comparable. There are still differences in development dimensions (Lot Area and Lot Width) between the two districts as follows:

Development Dimensions	Narrow Lot Laned Residential District (R1-L)	Residential Single Detached District (R1)
Lot Area (min.)	<ul style="list-style-type: none">• 260 m²• 315 m² on a corner lot	<ul style="list-style-type: none">• 360 m²• 380 m² on a corner lot
Lot Width (min.)	<ul style="list-style-type: none">• 8.5 m• 10.36 m on a corner lot	<ul style="list-style-type: none">• 11 m• 12.8 m on a corner lot

The minimum lot area of the subject properties is 422 m², which is larger than the minimum lot area required for R1 District. The minimum lot width of the subject properties is 13.01 m, which is wider than the minimum lot width required for R1 District. Therefore, the proposed redistricting of the subject properties meets the development dimensions requirement in R1 District.

Although it is not the purpose of the LUB amendment, the proposed redistricting will result in the subject properties potentially having both front drive and rear-lane access, provided the following conditions are met:

- The lot provides a minimum width of 11.6m and a minimum area of 400m²;
- The minimum Landscaping percentage (30% of Lot Area) are met;
- The provision of a second access (i.e. for additional parking, accessory structures, storage, etc.) is, in the opinion of the Development Authority, in keeping with the purpose and intent of R1 district and would not impact surrounding properties or the amenities of the neighbourhood.

Background:

As outlined in the Applicant's statement of rationale provided in Attachment 2, the landowner, Genesis Land Development Corp., identified the need to redistrict the subject properties to allow for front-drive access, to respond to greater market demand for single detached housing product that provides front-drive access.

As shown in Attachment 3, the gross area of the subject properties is 1.27 hectares (3.14 acres). The portion of the subject properties along Bayview Lanes SW (Block 1, Plan 2310879) is approximately 0.53 hectares (1.31 acres), while the other portion along Baywater Green SW (Block 32, Plan 2311179) is approximately 0.74 hectares (1.82 acres). There are eleven (11) lots along Bayview Lanes SW to be redistricted from R1-L to R1 District, and eight (8) lots along Baywater Green SW to be redistricted from R1-L to R1 District. Also, In total there are nineteen (19) lots proposed to be redistricted from R1-L to R1 District. Therefore, those nineteen (19) lots will be removed from Section 8.5.6 (5) Diagram 2: Locations for Dwelling, Garage Suite Overlay under R1-L Land Use District in the LUB.

Council Committee Routed Through:

The Community Infrastructure and Strategic Growth Committee (CISG) reviewed the proposed amendment at their meeting on May 28, 2024. CISG had no questions or comments and voted unanimously in favour of the proposed amendment.

Administration Recommendation:

Administration recommends that City Council gives three readings to Bylaw No. B-23/2024, being a bylaw to amend Land Use Bylaw B-01/2016 as presented. This would allow subject properties to be redistricted from R1-L to R1, and Diagram 2: Locations for Dwelling, Garage Suite Overlay in R1-L District is amended. Administration is in support of the proposed amendment because of the following.

1. It complies with policy direction within the Airdrie City Plan.
2. It meets the intent of the Bayview/Bayside Stage 3 NSP given that it maintains low-density residential character and is consistent with the approved lot type and density within the NSP area.

3. It meets the development dimensions requirements of the intended R1 land use district.

Alternatives/Implications:

Alternative One: City Council could table a decision on Bylaw No. B-23/2024. Tabling Bylaw No. B-19/2024 allows Council to direct Administration to prepare the additional information deemed necessary to decide on the proposed Bylaw

Alternative Two: City Council could defeat Bylaw No. B-23/2024. With this alternative, subject properties will maintain their current land use district (R1-L) which don't allow front-drive access.

Budget Implications:

There are no anticipated budget implications for the City is anticipated because of the proposed redistricting of the subject properties.

Communications and Engagement:

Public notification of the public hearing will be provided in keeping with the City's Public Notification Bylaw No. B-02/2019.

Recommendation:

The Council gives three readings to Bylaw No. B-23/2024, being a bylaw to amend Land Use Bylaw B-01/2016 (LUB) by redistricting lands legally described as Lot 27 to 37, Block 1, Plan 2310879 and Lot 13 to 20, Block 32, Plan 2311179 (subject properties) from Narrow Lot Laned Residential District (R1-L) to Single Detached Residential District (R1), to allow for front-drive access single detached dwelling development and to remove the subject properties (19 lots) from Section 8.5.6 (5) Diagram 2: Locations for Dwelling, Garage Suite Overlay under R1-L Land Use District of the LUB, as outlined and illustrated in the attached Schedule "A" and Schedule "B".

Shengxu Li
Current Planning

Staff Presenter:	Shengxu Li
External Presenter:	TBD
Department:	Current Planning
Reviewed by:	Stephen Utz, Director, Strategic Growth & Investment
Attachments:	#1: Proposed Bylaw No. B-23/2024 #2: Explanation of Rationale for Land Use Amendment #3: Map Showing Land Use Redistricting