

February 6, 2024

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City of Airdrie
400 Main Street SE
Airdrie, AB
T4B 3C3

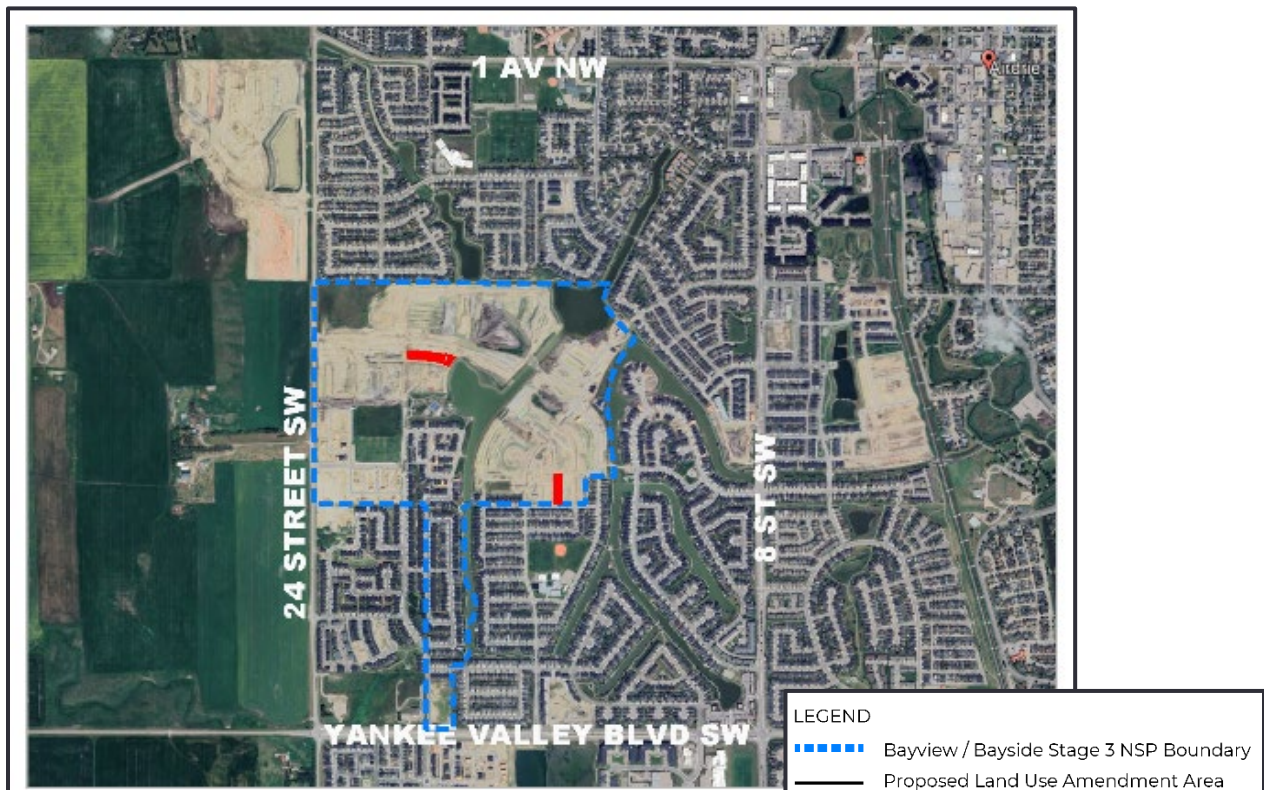
Attention: City of Airdrie - Planning & Development

RE: LAND USE BYLAW AMENDMENT – BAYVIEW/BAYSIDE

On behalf of Genesis Land Development Corp. (Genesis), we are pleased to submit an application for a Land Use Amendment for lands in Genesis' Bayview Phase 4 and Bayside Phase 14 being Block 1, Plan 2310879 and Block 32 Plan 2311179 (subject properties) located in the City of Airdrie (City). This application seeks to facilitate a land use redesignation on the subject properties from the current Narrow Lot Laned Residential (R1-L) District land use designation to the proposed Single Detached Residential (R1) District land use designation.

The application specifically seeks to permit the development of a front drive single detached dwelling product to allow for front drive access to the subject properties. The application is applicable to 19 existing lots of record that are currently serviced but no dwelling construction has commenced.

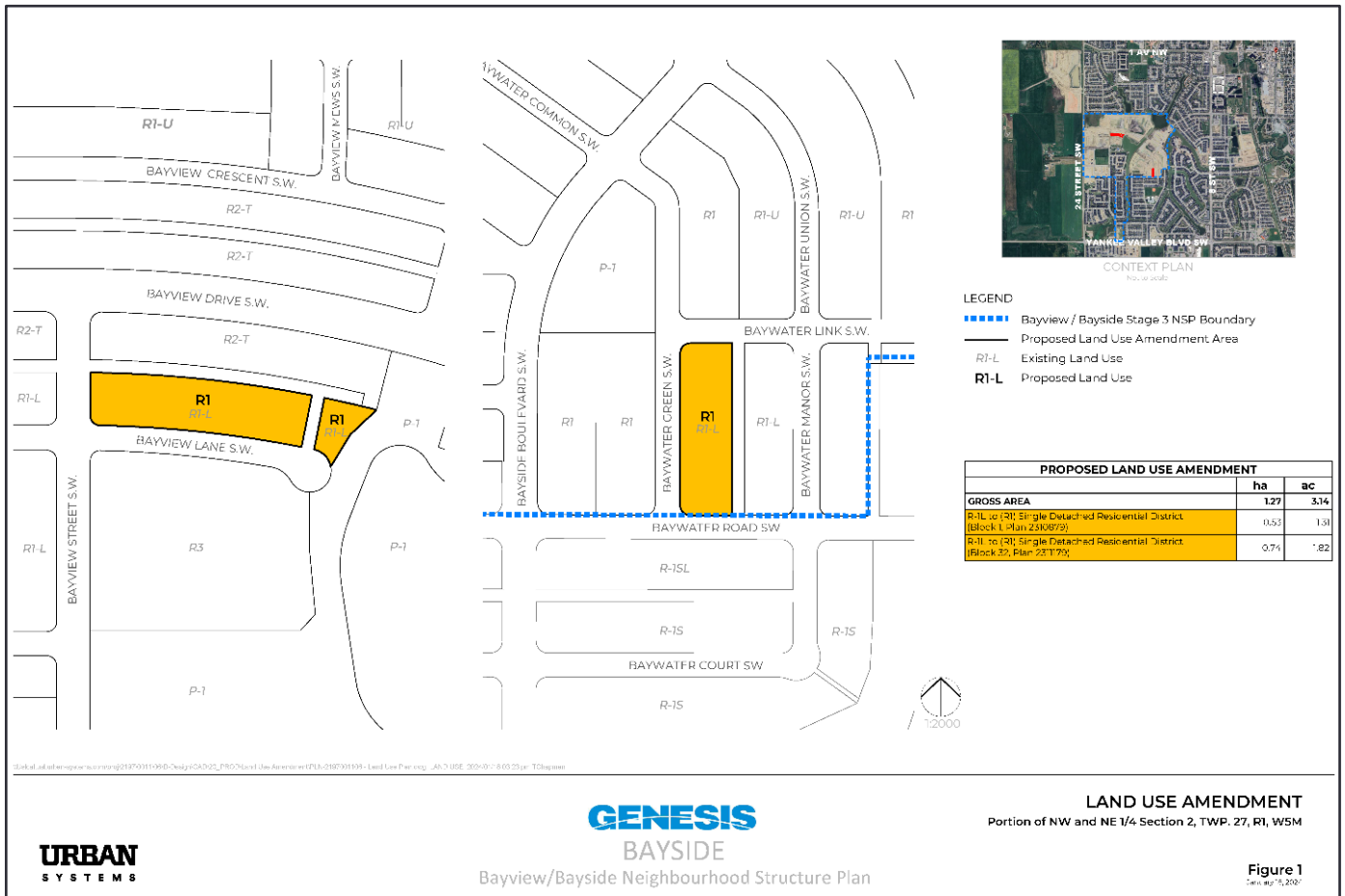
Figure 1: Location and Context



Unfortunately, marketing efforts for lane based single detached dwellings on these existing lots of record have resulted in unfavourable results for Genesis. In this regard, the proposed Land Use Amendment is being sought in response to greater market demand for single detached housing product that provide front drive access.

The proposed land use amendment is illustrated in *Figure 2: Proposed Land Use Amendment* below.

Figure 2: Proposed Land Use Amendment



RATIONALE

AIRDRIE CITY PLAN - BYLAW B-17/2014

The City of Airdrie’s City Plan (Municipal Development Plan – herein referred to as MDP) includes a *Land Use Concept* which identifies the lands as a *Residential* land use which the

MDP provides brief, high-level information on the arrangement of existing and new residential neighbourhood. Rather than the MDP directing and providing detailed policy, it highlights that individual Neighbourhood Structure Plans will guide developments and provide the policies required. *“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 proposed application aligns with the MDP policies which speak to the connection between growing the City, attracting a population that can live, work, and play in the City of Airdrie whereby *“appropriately located and designed residential density largely determines the viability of local businesses and community services that serve residents, such as schools and recreational facilities.”* Moreover, the MDP highlights that the Low-Density Residential land use designation is a compatible and desired use and one that can be seen across the City.

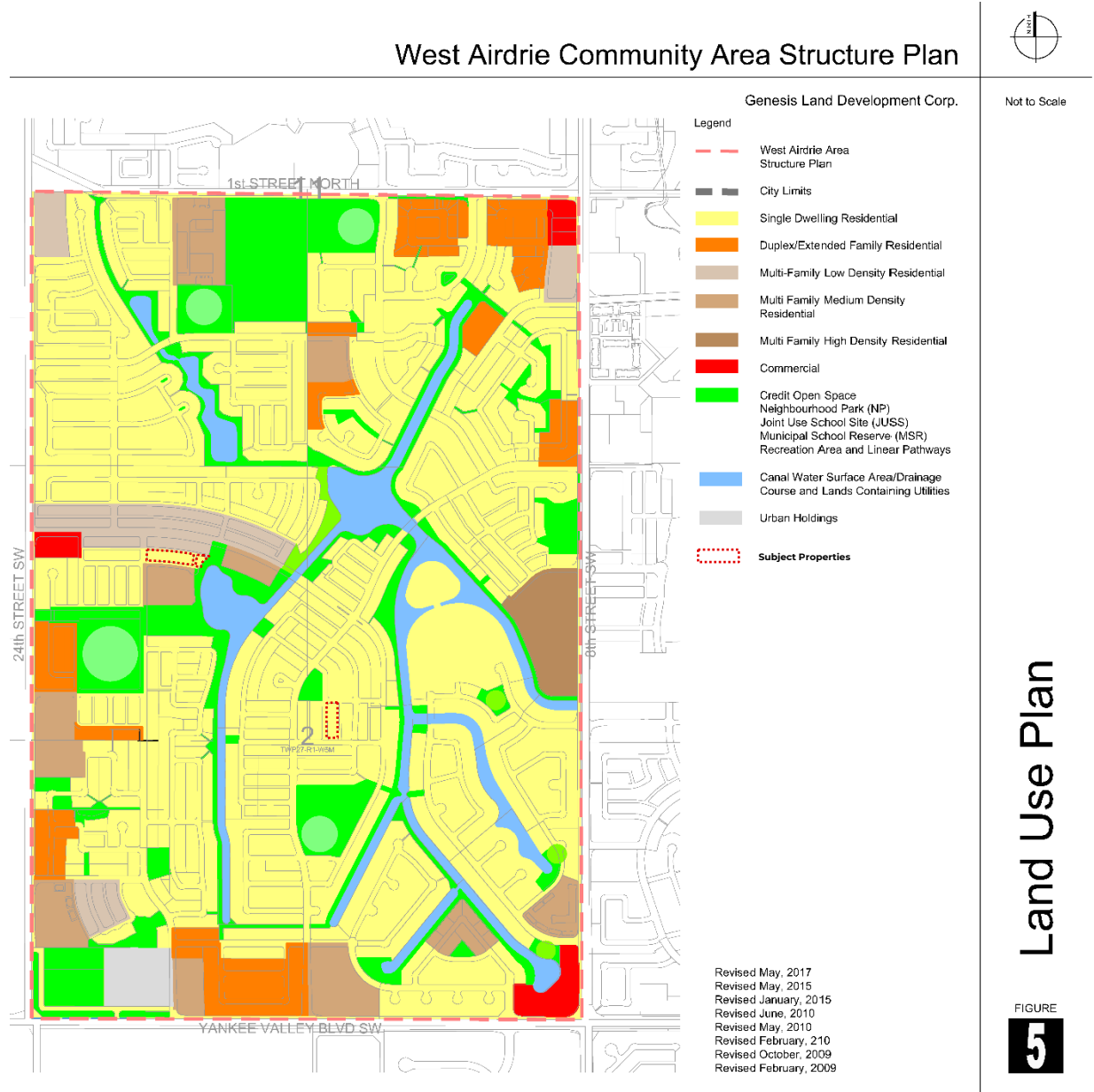
WEST AIRDRIE COMMUNITY AREA STRUCTURE PLAN - BYLAW B-21/2017

The City of Airdrie West Airdrie Community Area Structure Plan (CASP) identifies the subject properties both as Single Dwelling Residential land use properties within *Figure 5 – Land Use Plan* (included as *Figure 3 – CASP Land Use Plan* shown below). The CASP provides alignment with the MDP in terms of maintaining and meeting the density requirements set out in the MDP while also providing *“a diverse mix of housing types and sizes, ranging from estate-style homes and competitively priced single-family housing... throughout the Plan Area”*.

Additionally, *Figure 3. Site Features and Planning Areas* within the CASP, illustrates that the subject properties are within *Upland Cell C*. Cell C consists of approximately 110 hectares (270 acres) and is situated primarily on the upland area at the western edge of the CASP lands. It is proposed that within Cell C there be three multi-family sites while the remainder of the lands are proposed to contain single-family housing.

The applications, as proposed align directly with the intent and objectives of the West Airdrie Community Area Structure Plan which considers single-family land use developments which provide a mix of housing types, sizes, and serves the demands of the market for housing in the City of Airdrie.

Figure 3: CASP Land Use Plan

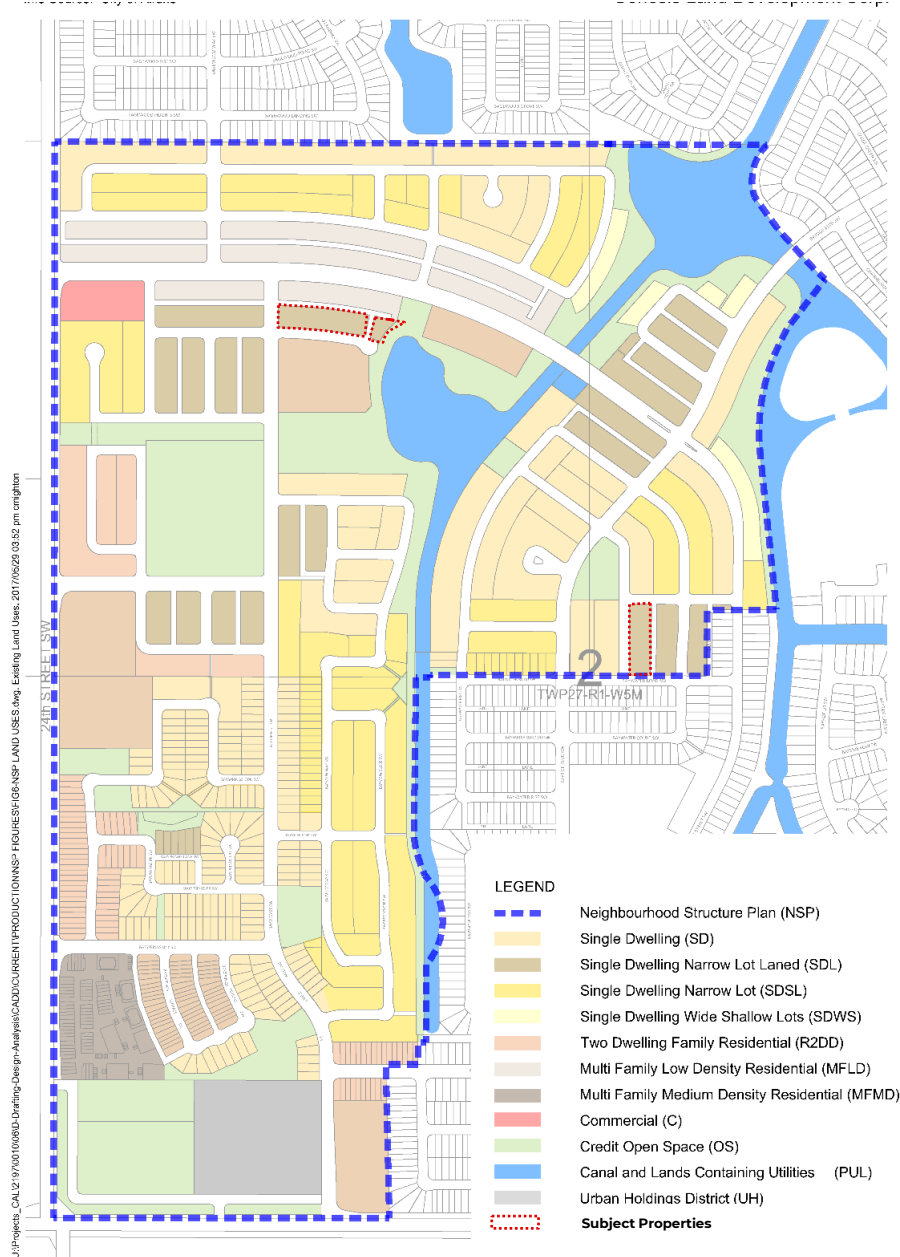


BAYVIEW/BAYSIDE STAGE 3 NEIGHBOURHOOD STRUCTURE PLAN - BYLAW B-22/2017

The City of Airdrie Bayview/Bayside Stage 3 Neighbourhood Structure Plan (NSP) is applicable to the subject properties.

Figure 6 – Land Use Concept within the NSP identifies the subject properties as Single Dwelling Narrow Lot Laned (SDL) as shown in Figure 4 – NSP Land Use Concept below.

Figure 4: NSP Land Use Concept



Land Use Concept

FIGURE
6

The NSP provides the purpose of each of the subject property's residential uses, and they have been included below:

6.3.1.5 Narrow Lot Laned Lot Type (SDL)

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

The plan contains ±7.95 hectares (±19.64 acres) of land dedicated to this use with approximately 2557.09 metres of frontage resulting in 300 lots. This use is located north, south and east of the school site and east of the canal.

Also provided is the *Single Dwelling Residential Lot Type (SD)* which aligns with the intended development type for the subject properties as indicated in the West Airdrie Community Area Structure Plan.

6.3.1.1 Single Dwelling Residential Lot Type (SD)

The purpose of this lot type is to allow for residential development in the form of single detached dwellings. It is intended to provide options for front-drive garage, which shall be determined comprehensively at the time of a Neighbourhood Structure Plan or Subdivision application.

The plan contains ±14.53 hectares (±35.90 acres) of the single detached lots, the largest use in the NSP area. This use provides approximately 3908.10 metres of frontage and approximately 355 lots.

Section 2.9 of the NSP provides projected land uses and densities with the Bayview/Bayside communities. Specifically, *Table 2.9.1 Projected Land Use Summary* and *Table 2.9.2 Projected Density Summary* provide projections for the land uses and densities that are expected to be developed within the NSP. Given that the NSP provides projections within each specific table, an inherent flexibility in the final area and density for each land use is implied. The proposed land use amendment generally conforms to the land use and density projections provided in that it will not allow for a significant deviation from the original projections in the NSP.

Section 3.3 Land Use By-law (LUB) of the NSP indicates that 'Should an alternate land use be proposed then a Direct Control Guideline or new Land Use District shall be submitted in conjunction with the application'. This policy direction further supports the proposed revision from Single Dwelling Narrow Lot Laned (SDL) to Single Dwelling Residential Lot Type (SD) in that the NSP provides direction for the requirement for a Land Use Amendment to be submitted to allow for changes in land use. The proposed Land Use Amendment is considered to conform to this policy directive.

The NSP is a comprehensive development and planning document that establishes a framework for this part of the City to grow. It clearly articulates that the subject properties are within an area of the NSP which are to align with the policies and directions provided in the CASP. Ultimately, the proposed application seeks to redesignate the subject properties to a land use that is compatible with the surrounding area.

CITY OF AIRDRIE - LAND USE BYLAW B-01/2016

The subject properties are currently designated as Narrow Lot Laned Residential (R1-L) District land use designation. The R1-L land use designation does not expressly permit front drive access to properties, but rather provides for vehicular access via a rear laneway.

This application seeks to facilitate a land use redesignation from the current Narrow Lot Laned Residential (R1-L) District land use designation to the proposed Single Detached Residential (R1) District land use designation. The application specifically seeks to permit the development of a front drive single detached product to allow for front drive access to the subject properties.

The City of Airdrie Land Use Bylaw (LUB) includes that the purpose of the Single Detached Residential (R1) District is *“to provide for residential development in the form of single detached dwellings.”* Table 1: Land Use District Comparison provides a comparison between regulations that differ between R1 and R1-L.

Table 1: Land Use District Comparison

Regulations	Residential Single Detached District (R1)	Narrow Lot Laned Residential District (R1-L)
Permitted Uses	<ul style="list-style-type: none"> • Dwelling, Single Detached • Accessory Building • Home Business, Limited • Child Care, Limited 	<ul style="list-style-type: none"> • Dwelling, Single Detached • Accessory Building • Home Business, Limited • Child Care, Limited
Discretionary Uses	<ul style="list-style-type: none"> • Dwelling, Secondary Suite • Dwelling, Garage Suite • Bed and Breakfast • Home Business, General • Public Assembly, Limited • Child Care, General • Supportive Housing, Limited • Urban Agriculture 	<ul style="list-style-type: none"> • Dwelling, Secondary Suite • Dwelling, Garage Suite2 • Home Business, General • Supportive Housing, Limited • Urban Agriculture
Lot Area (min)	<ul style="list-style-type: none"> • 360.0 m² • 380.0 m² on a corner lot 	<ul style="list-style-type: none"> • 260.0 m² • 315.0 m² on a corner lot
Lot Width (min)	<ul style="list-style-type: none"> • 11.0 m • 12.8 m on a corner lot 	<ul style="list-style-type: none"> • 8.5 m • 10.36 m on a corner lot
Front Yard Setback (min)	<ul style="list-style-type: none"> • 4.6 m • 3.5 m on a lot w/ a rear lane 	<ul style="list-style-type: none"> • 3.5 m
Side Yard Setback (min)	<ul style="list-style-type: none"> • 1.2 m • 3.0 m on a corner lot 	<ul style="list-style-type: none"> • 1.2 m • 3.0 m on a corner lot

Table 1 demonstrates that the differences between the R-1 and R1-L districts are negligible and that generally the two districts are very similar and comparable.

We note that the subject properties have been previously subdivided and are existing lots of record. Each of the existing lots of record meet and exceed the minimum zoning requirements under the proposed R1 land use designation.

The fundamental difference between the existing Narrow Lot Laned Residential District (R1-L) land use designation and the proposed Residential Single Detached District (R1) is the provision for front drive access to the R1 land use designation. The proposed land use amendment is specifically being sought to permit front drive access to these existing lots of record.

SUPPORTING MATERIALS

In support of the proposed planning applications, we have included the following additional submissions materials:

1. Completed Application Form
2. Land Titles and relevant instruments
3. Landowner Letter of Authorization
4. Land Use Plan / Context Map
5. Required Fees - We acknowledge that application fees will be required by the City of Airdrie in order to deem the application complete. In this regard, we respectfully request that the City provide a calculation of the required fees and provide this information so that we are able to coordinate payment by our Client

CONCLUSION

The proposed Bayview/Bayside Stage 3 Neighbourhood Structure Plan Amendment and Land Use Redesignation provides for a wider range of compatible housing while ensuring the development is in keeping with the function and goals of the West Airdrie Community Area Structure Plan and City of Airdrie City Plan. It is our opinion that the proposed development offers a housing type that is compatible with the area, provides housing variety for Airdrie residents, and is in keeping with the goals and objectives of the guiding policy documents.

Based on the above and the analysis provided in this report, it is our opinion that the proposed development and the planning application that is required to implement it represents good planning. As such, it is our respectful submission that the application be approved by the City of Airdrie.

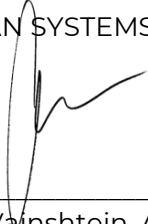
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Sincerely,

URBAN SYSTEMS LTD.



Alex Vainshtein, AT, BA, MPlan
Planner

URBAN SYSTEMS LTD.



David Capper, RPP, MCIP
Senior Planner