



## **COUNCIL – AGENDA REPORT**

**Meeting Date:** 17 September 2024

**Subject:** Bylaw No. B-29/2024 – New DC-55 District

**Directorate:** Strategic Growth and Investment

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### **Issue:**

Council is being asked to give three readings to proposed Bylaw No. B-29/2024, being a bylaw to amend Land Use Bylaw No. B-01/2026 (LUB) by removing Direct Control District DC-39 and replacing it entirely with Direct Control District DC-55, to allow for a future 5-storey mixed use development.

### **Policy / Council Direction:**

Policy 6.7 of the [Airdrie City Plan](#) emphasizes increasing residential density in communities by integrating mixed density uses. In doing so, the City aims to promote medium and higher density development in locations that can be easily served by transit and well-served by public amenities, including parks and pathway systems. The proposed amendment and future development aligns with this strategy as the area has transit potential, is located directly adjacent to the regional pathway system, and is within walking distance of several parks.

The same policy also states that the highest densities should be located in, or adjacent to, mixed use nodes at arterial and/or collector road intersections. The proposed bylaw indicates that the future mixed use development will be integrated into the Edmonton Trail SE corridor, with an improved intersection for vehicles and pedestrians. DC-55 complies with Policy 6.7 by orienting mixed use development towards the street and pedestrian facilities, such as Edmonton Trail and a regional pathway.

The City Plan supports the growth management of mixed use development in vacant areas and in underutilized lots, including infill development in previously developed areas. Airdrie's [Land Use Bylaw](#) also provides policy direction for the proposed bylaw and mixed use development. Section 8.4 Mixed Use Development outlines regulation requirements for mixed use developments, such as having immediate access to an arterial or collector road, being supported by transportation networks, and complying other standards such as parking, density, and no outdoor storage.

**Background:**

The Applicant, Invistec Consulting Inc., has applied for an amendment to the Land Use Bylaw on behalf of the registered landowner, Creation Communities Inc., to facilitate the redevelopment of 905 Edmonton Trail SE. Located on the west side of Edmonton Trail SE at the southern end of the commercial corridor, this site has direct southbound access from Edmonton Trail to the Queen Elizabeth II Highway (QEII) and has a pedestrian pathway connecting westwards to Allen Street SE. The subject site was used by the Royal Canadian Mounted Police (RCMP) and has been vacant since 2015. The proposed Bylaw and the DC-55 district are included as Attachments #1 and #2.

The mixed use development, still in the design phase, envisions a single 5-storey building aligned to an entrance lane with immediate access to Edmonton Trail SE. The main ground floor of the building would host commercial uses while the four upper floors are allocated for 1- and 2-bedroom residential dwellings. A total of 120 parking stalls are proposed with 87 being surface stalls and 33 being underground stalls. The 120 stalls are split between 56 residential stalls, 50 commercial stalls, and 14 visitor stalls.

Enhancements to site landscaping will include climate-appropriate trees and shrubs strategically placed to mitigate crime, noise, and privacy sightlines and to promote site design, natural surveillance, and amenity areas. At the Development Permit stage, the mixed use development would undergo further detailed review for alignment with the Land Use Bylaw and other municipal bylaws and policies. Preliminary plans are included as Attachment #3.

***Public Engagement***

The Applicant engaged with area residents on several occasions, including community door knocking on September 8, 2023, hosting a booth at Airdrie Fest on September 9, 2023, and holding a public open house on September 21, 2023. Information collected from these events has been summarized in a [What We Heard Report](#). In March 2024, the Applicant updated area residents with a notification letter informing them of development changes as a result of their feedback. This letter touched on noise and light generation, security, reducing development impact, and on the connection to Allen Street SE no longer proposed. Resident responses since March 2024 have been summarized in Attachment #5.

**Council Committee Routed Through:**

On July 9, 2024, Bylaw No. B-29/2024 was presented to the [Community Infrastructure and Strategic Growth Standing Committee](#) (CISG) with a recommendation that City Council adopt the Bylaw as presented. The Committee voted unanimously to recommend that Council adopt Bylaw No. B-29/2024 as presented, with the following considerations:

- i. Further deliberation of the traffic left-hand turn onto Edmonton Trail;
- ii. Any additional public correspondence received starting March 2024; and
- iii. Further deliberation of the listed Permitted Uses proposed.

Administration has summarized the discussion heard at the CISG Committee meeting as well as provided feedback to the above considerations as Attachment #5.

**Administration Recommendation:**

Administration recommends that Council gives three readings to Bylaw No. B-29/2024 as presented, being a bylaw to amend Land Use Bylaw No. B-01/2016. This would allow the subject property to be redistricted from DC-39 to DC-55 and allow for a mixed use development. Administration supports the proposed amendment because of the following:

- 1) The amendment complies with the policies, intent, and purpose of the Airdrie City Plan and the Land Use Bylaw;
- 2) The regulations of the new DC-55 District support development that is compatible with mixed use development and is appropriate to site context;
- 3) The amendment seeks to bring redevelopment to an empty parcel vacant since 2015;
- 4) The redevelopment provides 56 residential dwellings that will help Airdrie meet our housing supply needs and qualify as part of our Housing Accelerator Fund targets;
- 5) The shadow casting is temporary does not appear to unduly interfere with the use and enjoyment of most adjacent properties; and
- 6) The redevelopment has satisfactorily resolved transportation challenges with the Edmonton Trail SE – QEII Highway connection.

**Alternatives/Implications:**

Council has these alternatives to consider with respect to this amendment:

Alternative 1: Council could choose to table a decision on Bylaw No. B-29/2024.

*Choosing this option suggests that additional information is required before Council can decide on the proposed bylaw amendment.*

Alternative 2: Council could choose to defeat Bylaw No. B-29/2024.

*Choosing this option means that Council does not agree with the proposed bylaw amendment and the existing DC-39 District would remain.*

**Budget Implications:**

No budgeting nor financial implications are anticipated as a result of this LUB amendment.

**Communications and Engagement:**

Public notification of the public hearing was advertised in a local newspaper and on the City of Airdrie's website in keeping with the City's Public Notification Bylaw No. B-02/2019 and as prescribed in the requirements of the *Municipal Government Act*.

**Recommendation:**

Administration recommends that Council gives three readings to Bylaw No. B-29/2024 as presented.

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Jeff Brunen, Senior Planner

Staff Presenter:	Jeff Brunen
External Presenter:	N/A
Department:	Current Planning
Reviewed by:	Gail Gibeau – Team Lead
Attachments:	#1: Proposed Bylaw B-29/2024 & #2: Proposed DC-55 District #3: Maps & Preliminary Plans #4: Shadow Study (4 and 5 storeys) #5: CISG Meeting Summary (July 9, 2024)