



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 22 October 2024

Subject: Development Permit PL2401060 – Child Care, General

Directorate: Strategic Growth and Investment

Issue:

The Community Infrastructure and Strategic Growth Committee (CISG) is being asked to make a decision on Development Permit PL2401060, being an application for Child Care, General located at 313 Main Street NW, Airdrie, AB with variances on the number of parking stalls.

Policy / Council Direction:

Council has adopted a governance structure empowering the Community Infrastructure and Strategic Growth (CISG) Committee to act as the Development Authority, as prescribed in the Land Use Bylaw No. B-01/2016.

Background:

The Applicant for this development permit application is Green Birch Architecture Inc, and the landowner, is Learning House Daycare Centre. The property, located at 313 Main Street NW, was purchased to operate a childcare facility in Airdrie. The subject property has the land use of R1, Single Detached Residential District and currently contains a single detached dwelling with attached front access garage. The parcel is located on the north edge of the downtown and is bordered by lanes to the south and west, by another R1 parcel to the north, and by Main Street N to the east.

Administration reviewed this application against the following statutory planning documents:

Airdrie City Plan:

The Airdrie City Plan provides high-level policy direction for the development of existing and new residential land uses. In Chapter 6, Community Design & Development, the criteria for Residential Conversions discussed.

6.28. To facilitate small business opportunities, the City may permit the conversion of residences for small-scale offices, business services, personal services and

cottage industry in areas adjacent to the downtown while continuing to permit residential uses. The City will establish requirements for these uses through the Land Use Bylaw to ensure compatibility with the surrounding residential areas.

The subject property is on the north edge of the downtown and located on the Main Street. Section 6.29 of the City Plan sets evaluation criteria for Residential Conversions. The proposed development aligns with the City Plan's direction on new development for the purpose of establishing a commercial or business use.

6.29. New development for the purpose of establishing a commercial or business use shall be designed in a manner which maintains the scale, appearance, character and compatibility with the surrounding residential area. The City shall evaluate development proposals according to the following criteria:

- a) Existing municipal services shall be adequate to accommodate the development;*
- b) Adequate off-street parking shall be provided;*
- c) Parking areas and driveways will be located to permit appropriate landscaping and screening from adjacent residential uses;*
- d) To the extent possible, parking areas should generally be located to the rear or side of the building frontage; and*
- e) Signage and lighting will be controlled in terms of height, size and orientation to maintain the residential character of the area.*

Finally, the City Plan recognizes the Child Care facility as an important neighbourhood-serving use in alongside places of worship, public assembly, libraries, and community support services in Section 6.30.

6.30. The City recognizes the importance of neighbourhood-serving uses such as day care facilities, places of worship and assembly, libraries, small-scale retail-commercial facilities and community support services.

Land Use Bylaw:

The proposed use, Child Care, General is classified as a Discretionary Use in the R1, Single Detached Residential District. The proposed development is intended to accommodate twenty (20) children and four (4) staffs. The application proposes a new rear parking area accessed from side (south) lane and a fenced outdoor play area.

The proposed development complies with Section 6.7 Child Care Facilities of Land Use Bylaw B-01/2016 (LUB). No exterior alterations of the principal building are proposed with this development permit application. The development will continue to be consistent with the residential character of the surrounding neighbourhood. The development will include an on-site drop-off area in the rear yard of the property accessible from the side lane and exited to rear lane to manage traffic associated with the use and limit any impact on the surrounding community. During the review, it was determined that no General or Major

Home Business, Accessory Suite, Bed and Breakfast, or Supportive Housing Facility have been approved at this location.

Parking and Drop-off Area:

According to the Land Use Bylaw B-01/2016, the proposed development requires a total of six (6) parking stalls, including one (1) barrier free parking stalls dedicated near the entrance. No loading stalls are required. A total of four (4) parking stalls, including one (1) barrier free parking stalls are provided. Therefore, a 33.33% variance will be required for the number of parking stalls. The applicant also provides driveway as additional drop off area with Lay-by area to minimize traffic congestion. It is anticipated that the proposed development, with variance, would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

The applicant proposes the parking and drop off area with one (1) access from the side (south) lane and one (1) exit to the rear (west) lane. The drop off area also consist of a Lay-by area to ensure the traffic flow concurrently while dropping off.

Lane Traffic Movement:

It is anticipated that the proposed Child Care, General will increase traffic in the back lane. The day care is anticipated to generate on average 82 trips per day and while this is likely a significant increase compared to the existing amount of traffic it is anticipated that the lane will remain below generally accepted thresholds for traffic in residential lanes. The existing two (2) parking stalls located on the driveway will be utilized for staff parking which will help reduce the number of trips to the back lane. The Applicant has also provided a drop-off driveway with lay by area to provide efficient site movement, which should mitigate any impacts to traffic flow within the lane associated with child drop off.

Landscape Buffer:

A buffer area is proposed with landscaping on the south, west, and north of the property to minimize the impact on the adjacent properties. This landscaping, proposing columnar trees and shrubs, will improve the visual screening and aesthetics of the parking area.

Administration Recommendation:

Administration is supportive of the development permit application and considers it to be in alignment with the Land Use Bylaw because of the following:

- The proposed development is adjacent to the northern boundary of the Downtown on main street.
- No exterior alterations to the principal building are proposed, thereby ensuring that the architectural character and aesthetic of the area remain intact.
- The design proposed on-site drop-off area with lay by area on the rear yard of the property being accessed from the side (south) lane and exited to back (west) lane. This intends to minimize traffic congestion on adjacent lanes, improving safety and flow for both pedestrians and vehicles. It also provides a functional space for vehicles to load and unload without obstructing public roads.

- The trip generation for the site will increase traffic as compared to existing conditions but will still be within generally accepted levels of traffic for residential lanes.
- The proposed parking lot meets all relevant municipal requirements, ensuring efficient use of space and adequate safety measures. This includes proper spacing, accessibility accommodations, and adherence to LUB guidelines for parking lot layout.
- The landscaped buffer areas on the south, west and north sides of the property will minimize the undue impact on the surroundings.

Administration recommends that the CISG Committee approve Development Permit application PL2401060 with the requested variance, subject to the recommended conditions of approval in Attachment 5.

Alternatives/Implications:

Alternative 1: That the CISG Committee table Development Permit application PL2401060.

Choosing this option suggests that additional information is required before the Standing Committee can decide on the proposed development. CISG should identify specific issues for additional information and clarification.

Alternative 2: That the CISG Committee refuse Development Permit application PL2401060.

Choosing this option means that CISG does not agree with the proposed development and the property would remain in its current form.

Budget Implications:

No budget implications anticipated.

Communications and Engagement:

The decision of the CISG Committee will be advertised online for 21-days and in the local newspaper, in accordance with the requirements of the Land Use Bylaw. Additionally, as a Discretionary Use, a copy of the Notice of Decision will be sent to all adjacent landowners.

Recommendation:

Administration recommends that the CISG Standing Committee approve the Development Permit application PL2401060 with the requested variance, subject to the recommended conditions of approval as Attachment 5.

Samina Tuli

Samina Tuli, Planner II

Staff Presenter: Samina Tuli
External Presenter: N/A
Department: Current Planning
Reviewed by: Stephen Utz, Director, Strategic Growth & Investment
Attachments: #1: Application Submission
#2: Location, Site plan and Floor Plans
#3: Traffic Impact Assessment (TIA)
#3: Circulation Comments
#5: Recommended Conditions of Approval