

Circulation Comments


Planning & Development

400 Main Street SE, Airdrie, AB T4B 3C3
 Phone: 403.948.8848 Email: planning@airdrie.ca
www.airdrie.ca/planning

Date Printed: June 13, 2024

GREEN BIRCH ARCHITECTURE INC
 TEMITAYO AJIBADE
 260 LIVINGSTON VIEW NW
 CALGARY , AB
 T3P 1R5

Application Number: PL2401060
Proposed Use: Child Care, General
Property Address: 313 MAIN STREET NW, AIRDRIE, AB
Legal Description: Lot: 12, Block: 1, Plan: 7155JK

SUMMARY OF CIRCULATION

Re: Circulation Feedback on PL2401060 City of Airdrie

Dear GREEN BIRCH ARCHITECTURE INC:

For PL2401060 I've consolidated the responses from various city business units and external agencies for your reference.

BI Building Review -

- Building requires a re-classification to an Assembly Occupancy (professional involvement required)
- A fire alarm will be required (professional involvement required)
- Structural drawings will be required for any loadbearing elements being removed
- Only Barrier Free accessibility exemptions from barrier free relaxation are acceptable. All other accessibility requirements must be met.
- All construction is to comply with the National Building Code - 2023 (Alberta Edition)
- Further review will be required at time of building permit application

Economic Development Review -

There is currently a high demand for child care. As there is limited availability of viable space, this location and conversion would be a suitable fit for childcare. Being on the periphery of downtown, it would benefit many businesses/employees that work downtown and require childcare. Not only would it create availability for employees seeking childcare, but it would also generate employment opportunities.

Emergency Management Review -

NO COMMENTS RECEIVED

Waste and Recycling Review -

If this residence is converted to a daycare, the business will have to procure their own collection services. The City will arrange to have the blue and green carts currently on site picked up.



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External Circulation -

NO COMMENTS RECEIVED

BI Plumbing Review -

No issues at this time. Further review will be conducted at the BP application stage.

Engineering Review -

Please find attached "PL2401060_DSSP_Engineering Comments_2024-06-07".

Engineering Services accepted Fire Flow Calculation (Stamped dated May 16, 2024) on June 6, 2024.

Engineering Services accepted Plumbing fixture load calculation letter (Stamped dated May 15, 2024) on June 6, 2024.

Engineering Services accepted Trip generation letter (Stamped dated May 6, 2024) on June 6, 2024.

Environmental Services Review -

Based on the information provided, Environmental Services has no further comment at this time.

Fire Review -

Based on the information provided in the application I offer the following comments:

1. AFD requires a Construction Fire Safety Plan for the area from the Developer or Contractor as per section 5.6 of the 2019 National Fire Code (Alberta Edition). A copy can be found on the Municipal Affairs web site. Contact Russ McKeage with further questions at (403) 948-8800 ext. 7896 or at Russell.mckeage@airdrie.ca. A construction fire safety plan is required for any tenant improvements. The fire safety plan that was provided does not meet the fire code requirements. it is missing too much information to be approved. the general contractor can submit a construction fire safety plan with building permit application. Please reach out with any questions.
2. The Fire Safety Plan must be approved by the authority having jurisdiction (AHJ) prior to construction commencing. Fire protection shall also be addressed and provided for exposed adjacent buildings or facilities AFC 5.6.1.2.) if applicable. The Construction Fire Safety Plan can be e mailed directly to Russ McKeage at Russell.mckeage@airdrie.ca for review. Please refer to STANDATA 19-FCI-004 for more information on fire safety plans. The Construction Fire Safety Plan must also include the demolition plan. the construction fire safety plan must be specific to the site the work is being done at. the Standata can be used as a guide to complete the fire safety plan. not copy and paste.
3. The new business requires a fire inspection prior to opening for business. Please call 403 948 8880 to arrange the fire inspection.
4. AFD reserves the right to add or provide further comments, requirements and clarification with respect to the Alberta Fire Code and any requirements or local specifications (i.e.: hydrants and access capability for emergency response) of the Authority Having Jurisdiction (AHJ) at Development Permit and Building Permit stages.



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GIS Review -

No concerns from GIS

PW Roads Review -

checked Trip report with Yeayne from ENG, and confirmed daily traffic count is not an issue.

PW Water Services Review -

NO COMMENTS RECEIVED

Transit Review -

1. Transit and Active Transportation's previous comments were addressed, thank you.
2. Is there any interior connection from kitchen to the main house? To access the kitchen the staff would need to exit the building from the rear entry into the rear of the current garage.

Planning Final Review -

1. Planning considers the proposed DP to be consistent with the purpose and intent of the R1, Single Detached Residential District.
2. This development is classified as Child Care, General, which is a Discretionary Use in the R1, Single Detached Residential District.
 - a. A Discretionary Use means a use of a site or a building for which a Development Authority may in its discretion issue a Development Permit to an applicant, if the application meets the purpose and intent of the land use district, the provisions of this Bylaw and makes good planning sense with regard to Compatibility.
 - b. If conditionally approved by the Municipal Development Authority, a Discretionary Use is subject to a legislated 21-day appeal period. This period allows the public to appeal the decision to the Subdivision and Development Appeal Board (SDAB). If no appeals are received by the City by the end of the period, your permit would be officially issued to you.
3. According to the description of the business (for 61 kids and 10 staffs), a minimum of Sixteen (16) parking stalls will be required for this use (Parking requirement for Child Care 0.1 stalls per child for pick-up and drop-off for the facility (based on the maximum capacity of the facility) PLUS 1.0 stall per staff only).
4. No direct access shall be permitted from a lane to a parking lot or structure containing more than three (3) contiguous stalls unless circumstances are judged by the Development Authority to warrant it. The proposed site plan shows all 13 parking stalls directly accessed from the lane. Please send an updated site plan addressing this comment.
 If the number of required parking does not meet, a shared parking agreement can be considered with any property within 100m distance and require to be registered against the title.
 Reducing the capacity of childcare may reduce the number of required parking spaces.
 Note that, the drop-off area should be provided on-site.
5. Please provide any additional information regarding program times and capacities that would affect



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pick-up and drop-off at the facility.

6. Any signage/fascia signage for your business will require a separate Development Permit application and approval.

8. Please ensure you have applied for your City of Airdrie Business License if you have not already done so. All business operating in Airdrie must obtain this license. If your Change of Use Development Permit is issued to you, this will trigger the issuance of your Business License.

Pending review of this requested information, we may have further comments, suggested conditions of approval, and/or recommend revisions prior to supporting a decision for this DP application.

If you require any further information, please feel free to contact by email at Samina.Tuli@airdrie.ca.

Sincerely,
Samina Tuli