



## **COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT**

**Meeting Date:** 14 January 2025

**Subject:** Bylaw No. B-05/2025, Redistricting for 516 Centre Ave NE

**Directorate:** Strategic Growth and Investment

---

### **Issue:**

The Community Infrastructure and Strategic Growth Standing Committee is being asked to make a recommendation to Council regarding Bylaw No. B-05/2025, being a bylaw to amend Land Use Bylaw No. B-01/2016 to redistrict the property legally described as Lot 9, Block 3, Plan 2590GU (516 Centre Ave NE) from CS, Service Commercial District to M1, Neighbourhood Mixed Use District.

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

The site is located within a Service Commercial area shown in the Airdrie City Plan (2014), and the proposed redistricting would allow for the development of a small-scale mixed use building. This would redevelop the site and allow continued provision of commercial uses to support the service commercial corridor along Edmonton Trail as well as better integrate within the existing edge of the Village area. The concept is generally supported by Airdrie City Plan policies on Economic Prosperity & Employment Lands and Community Design & Development – specifically Policies 5.21, 5.30, 5.31 and 6.26.

The site is further identified in the Village Area Redevelopment Plan (2006) as part of an existing Highway Commercial area. Commercial policies are not specifically provided in the ARP, but the plan generally contextualizes the need for appropriate architecture and interface treatments to support the existing residential community.

### **Background:**

The subject site at 516 Centre Ave NE is currently districted as CS, Service Commercial District, which is intended to provide for medium-scale commercial uses that are automobile oriented. There is an existing vehicle-service land use on the property with its parking and access directly onto Centre Avenue.

A proposed development for the site seeks to remove the existing vehicle service use and develop a multi-story building with ground floor commercial (anticipated office) uses and two residential units on the upper storeys. Administration was generally supportive of the concept and has iterated options with the applicant group to best capture the proposed development under the Land Use Bylaw and ensure that the proposal best addresses applicable city policies, supports the commercial area along Edmonton Trail, provides a visual upgrade to the site and continues an appropriate transition between the Village neighbourhood to the east and other commercial uses to the west.

While a full review of Land Use Bylaw regulations and engineering standards would follow the redistricting through a Development Permit application, preliminary reviews from staff have shown no concerns that cannot be properly addressed within the proposed Land Use District and administration supports the application of the M1 Neighbourhood Mixed Use District in this context.

### **Administration Recommendation:**

Administration recommends that the Community Infrastructure and Strategic Growth Standing Committee endorses Bylaw No. B-05/2025, as presented. Administration is supportive of the proposed amendment for the following reasons:

1. The proposed redistricting complies with applicable city policies, plans, and guidelines and is supportive of planning objectives for economic prosperity, community design, mixed-use development, and residential transition areas.
2. The redistricting supports a valuable renewal and redevelopment of an existing property and brings new development that would support surrounding residential and commercial areas.

### **Alternatives/Implications:**

1. The CISG could choose to ask Council to direct Administration to provide additional information or amend sections of the bylaw as recommended.

### **Budget Implications:**

There are no anticipated budget implications as a result of the redistricting and eventual redevelopment of this parcel of land.

### **Communications and Engagement:**

Following the Standing Committee's recommendation and in keeping with *Municipal Government Act* requirements and the City of Airdrie Public Notification Bylaw, Administration will provide notification of the Public Hearing via the "City Connection" section of the local newspaper for three consecutive weeks and the City's website 14 days prior to the public hearing. Pursuant to sections 2.2.7(3)(a) and 2.2.7(2) of the Land Use Bylaw, landowners in the surrounding area will be notified by direct mail and signage will be erected on the property 14 days prior to the public hearing.

**Recommendation:**

That the Community Infrastructure and Strategic Growth Standing Committee endorses Bylaw No. B-05/2025, as presented.

---

Willow Czaban  
Senior Planner

Staff Presenter:	Willow Czaban, Senior Planner
External Presenter:	N/A
Department:	Current Planning
Reviewed by:	Stephen Utz, RPP MCIP, Director
Attachments:	#1: Draft Bylaw No. B-05/2025 #2: Applicant's Draft Redevelopment Plans