



COUNCIL – AGENDA REPORT

Meeting Date: 18 February 2025
Subject: Bylaw No. B-05/2025, Redistricting for 516 Centre Ave NE
Directorate: Strategic Growth and Investment

Issue:

Council is being asked to give three readings to Bylaw No. B-05/2025, being a bylaw to amend Land Use Bylaw No. B-01/2016 to redistrict the property at 516 Centre Ave NE (Lot 9, Block 3, Plan 2590GU).

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 asks that developments provide appropriate architecture and interface treatments to support the existing residential community.

Finally, the project aligns with the Council Strategic Action Plan (2023-2026). Specifically, allowing for redevelopment opportunities, transition of existing commercial properties and the inclusion of mixed-use development in appropriate areas reinforces the Economic Prosperity focus area, allowing businesses to grow and transition and supporting commercial and mixed use development.

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 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 is supportive of the concept and has worked with the applicant 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 significant 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 approval of the land use amendment (rezoning) through a Development Permit application, preliminary reviews from Staff yields 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.

Council Committee Routed Through:

The Community Infrastructure and Strategic Growth Standing Committee reviewed the proposed amendment at their meeting on January 14, 2025. The Standing Committee unanimously recommended that Council endorse Bylaw No. B-05/2025 as presented. Additional details regarding the discussion at the Standing Committee meeting are provided in Attachment 3.

Administration Recommendation:

Administration recommends that Council adopt Bylaw No. B-05/2025 as presented.

Administration is supportive of the proposed amendment for the following reasons:

- 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.
- 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:

If the bylaw is not supported, the site's current land use district of CS, Service Commercial would remain in place and would not support the Applicant's intended redevelopment plans for the site. Plans for the property would need to be revised (if feasible) to align with the existing land use district or redevelopment of the site may be abandoned by the applicant and the existing buildings and uses on the site would remain.

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:

Administration provided 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 in keeping with *Municipal Government Act* requirements and the City of Airdrie Public Notification Bylaw No. B-02/2019. Pursuant to sections 2.2.7(3)(a) and 2.2.7(2) of the Land Use Bylaw, landowners within 60 metres of the subject property were notified by direct mail and signage was erected on the property 14 days prior to the public hearing.

Recommendation:

That Council gives three readings to Bylaw No. B-05/2025, being a bylaw to amend Land Use Bylaw No. B-01/2016 by redesignating the land legally described as Lot 9, Block 3, Plan 2590GU from CS, Service Commercial District to M1, Neighbourhood Mixed Use District.

Willow Czaban
Planner Level 3

Staff Presenter:	Willow Czaban
External Presenter:	N/A
Department:	Strategic Growth & Investment
Reviewed by:	Stephen Utz, RPP MCIP, Director
Attachments:	#1: Bylaw No. B-05/2025 #2: Applicant’s Draft Redevelopment Concepts #3: Notes from CISG Standing Committee