

**BYLAW NO. B-20/2023
CITY OF AIRDRIE
PROVINCE OF ALBERTA**

BEING A BYLAW of the City of Airdrie, in the Province of Alberta, to amend Bylaw No. B-01/2016, being the City of Airdrie Land Use Bylaw.

WHEREAS the *Municipal Government Act*, RSA, 2000, c. M-26, authorizes a municipality to adopt and amend a land use bylaw to establish districts, land uses and standards for each district, and a system for issuing development permits;

AND WHEREAS Council wishes to amend said Land Use Bylaw No. B-01/2016 in the manner outlined below and illustrated in the attached Schedule "A";

NOW THEREFORE the Municipal Council of the City of Airdrie duly assembled enacts as follows:

1. That Section 9.2 (Direct Control Districts) of Land Use Bylaw No. B-01/2016 is amended by adding Section 9.2.43 Direct Control Bylaw 52 into sequence in Section 9.2 as outlined and illustrated in the attached Schedule 'A'
2. That Section 8.1(3) (Land Use Map) of Land Use Bylaw No. B-01/2016 is amended by redistricting ± 0.96 hectares (± 2.36 acres) of land legally described as Lot 2, Block 1, Plan 1610657 from R4, Mid-Rise Multifamily Residential District to DC-52, Direct Control Bylaw 52.

READ a first time this _____ day of _____, 2023.

READ a second time this _____ day of _____, 2023.

READ a third time this _____ day of _____, 2023.

This bylaw was executed as of the latest date evidenced by digital signature below.

MAYOR

CITY CLERK

**SCHEDULE “A”
BYLAW NO. B-20/2023
Draft Direct Control Bylaw 52**

9.2.43 Direct Control Bylaw 52 (DC-52)

General/Administrative Regulations

- (1) Affected Lands: Lot 2, Block 1, Plan 1610657 containing ± 0.96 hectares (± 2.36 acres), as generally illustrated on the sketch below:



- (2) That the Development Authority shall be responsible for the issuance of all Development Permit(s) for the Lands subject to this Bylaw.
- (3) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (4) Where a development does not comply with the approved Direct Control regulations for the site, the Development Authority may, if satisfied that the proposed variance will not unduly interfere with the amenities of the neighborhood nor materially interfere with or affect the use, enjoyment, or value of neighboring properties.
- (5) The Development Authority may allow an increase in density, subject to the merits of the application and the following considerations:
- Incorporation of site design and site planning principles consistent with the standards outlined in Section 7.29 (Site Design).
 - The development's ability to support sustainability objectives of AirdrieONE, and the provision of additional amenities and features to support Sustainable Design, Low-Impact Development, or similar initiatives.
 - Other innovative design and planning elements, which may be considered at the discretion of the Development Authority.

Land Use Regulations

Requirements for the uses and regulations of this District are as follows:

Purpose and Intent

The purpose of this district is to provide for Multi-Residential Development on the subject site. This district uses modified density standards to support a more compact development and smaller units in the same overall development form, and is intended to support an urban form of multi-residential development at a community node where there is supporting transportation, services, and amenities in place.

Permitted Land Uses

Multi-Residential Development
Home Business, Limited
Child Care, Limited

Discretionary Land Uses

Dwelling, Townhouse
Dwelling, Live-Work
Apartment, Mixed Use
Accessory Building
Public Assembly, Limited
Supportive Housing, Limited
Supportive Housing, General

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Site Dimensions

Development Site	Area	Width
Multi-Residential Development	900m ²	20.0m

Development Density

Standard Density Range	Min 112 Units/Ha Min 45 Units/Acre
Subject to Site Design Criteria	Up to 136 Units/Ha Up to 55 Units/Acre

Minimum Required Setbacks

Exterior Setback, from Municipal Road	4.5m
Interior Setback, abutting another parcel	3.0m
Building Separation	6.0m

Massing and Coverage

Maximum Building Height	4 Storeys
Maximum Site Coverage	80% of Site Area
Minimum Landscaping	10% of Site Area
Minimum Amenity Area - Multi-Residential Development	15m ² per Unit

Development Standards

- (6) Signs in this district shall be regulated in accordance with Table S.02

Additional Development Permit Application Requirements:

- (7) Notwithstanding the requirements of Section 2.3.3 (Requirements for a Development Permit Application), development in this district shall require plans and/or information that outline the following to the satisfaction of the Development Authority:
- The mix of land uses, dwelling types, street cross sections, building form and character.
 - The relationship between buildings, structures and open space on the development site, the architectural treatment of buildings, the provision and design of landscaped areas, and the parking layout.

Parking, Access and Connectivity

- (8) Where there is a private internal roadway, the design and location of parking shall meet the requirements of this Bylaw and shall be to the satisfaction of the Development Authority.
- (9) Visitor parking must be clearly marked and located within a surface parking area.
- (10) Development within this district must address the following to the satisfaction of the Development Authority:
- Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and amenity areas, and cross-walks at the perimeter of the site;
 - Accessibility for transit and other forms of transportation;
 - Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.