

Airdrie Land Use Bylaw Review Phase 1:

Background Report

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Prepared by: City of Airdrie Planning Department

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1 Introduction

Context: What is the Land Use Bylaw (B-09/2005)?

The Land Use Bylaw is one of the primary regulatory tools available to the City. It divides the City into zones of compatible land uses and densities, and establishes processes and standards to guide new development. It balances the interests of Property Owners to realize the highest and best use of their land with that of the Public to address the negative impacts of development and promote a quality built environment.

Authority: Provincial Legislation and Plan Alignment

The Municipal Government Act requires every municipality in Alberta to adopt a Land Use Bylaw. It further lists what is required to be included in the bylaw vs. optional provisions. The Land Use Bylaw is tasked with implementing the City's statutory policies (i.e. Municipal Development Plan and Area Structure Plans) and must also conform to any other relevant Provincial Statute (e.g. Flood-Plain Regulations).

Rationale: Reviewing and rewriting the City's Land Use Bylaw

Airdrie is one of the fastest growing communities in Alberta, but uses a Land Use Bylaw that is not adaptable enough to respond to the increasing complexity of development challenges that it faces. This can in part be attributed to the outdated structure of the current bylaw, which was designed for a smaller community experiencing less growth. Furthermore, it is prescriptive on dimensional requirements without identifying its purpose or outcome. It also relies excessively on administrative discretion and results in inconsistent application of standards.

The last significant update to the current bylaw was undertaken in 2005 to revise Non-Residential Land Use District standards. The bylaw underwent many more minor amendments since then to add new uses and create new districts. Still, the structural challenges have remained and have over the years been reinforced by concerns expressed by the Development and Building industry to the City. To this end, the City of Airdrie Planning Department was directed by Council and Senior Management to initiate a comprehensive rewrite process in 2010. This report is Phase One of the rewrite process and will be followed by the drafting of the new bylaw.

Project Goals:

**1. Improve
Customer
Service**

**2. Promote a
Sustainable Built
Environment**

**3. Protect and
Promote
Public Interest**

**4. Improve
Development
Certainty**

**5. Integrate Annexation
Lands into the new
Land Use Bylaw**

2 Process

External: Engaging Stakeholders and the Public

Below is a Timeline and Work Plan of all past, current and future Project tasks. It should be noted that the bylaw review process is in its early stages and extensive consultation activities are scheduled for the coming months to ensure that stakeholders and the General Public are adequately informed and can effectively shape the rewrite process.

Internal: Cross Departmental Collaboration

The Background Report was developed by the Planning Department with input from Engineering, Parks, Building, Economic Development, Communications and Legislative Services. This collaborative approach will also be used in the rewrite process to ensure that changes are being thoroughly vetted before being presented to stakeholders or to the public.

	1 Review: Background Analysis, Research & Report Development	2 Rewrite & Consult: Targeted Consultation of Stakeholders and Public and Drafting of New Land Use Bylaw	3 Adopt: Public Review and Formal Adoption Process
Internal Tasks	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Review existing Bylaw to identify Challenges and Limitations. <input checked="" type="checkbox"/> Research Best Practices and determine Preferred Approaches. <input checked="" type="checkbox"/> Prepare Report that identifies Project Goals, Themes & Recommendations. <input checked="" type="checkbox"/> Present to Corporate Planning Team & Municipal Planning Commission. 	<ul style="list-style-type: none"> <input type="checkbox"/> Establish Project Writing Team (Planning Department Staff) to meet weekly to review progress & allocate tasks. <input type="checkbox"/> Establish Project Support Team (Technical Staff from impacted Departments) to meet bi-monthly to review deliverables. <input type="checkbox"/> Draft Bylaw in 6-8 week increments by Chapter: 1- Administration, 2 Development Standards and 3- Land Use. <input type="checkbox"/> Consolidate Individual Chapters into a Complete Draft Bylaw and address comments from Advisory Committee & Public. 	<ul style="list-style-type: none"> <input type="checkbox"/> Present and seek direction on Draft Bylaw from Municipal Planning Commission (MPC). <input type="checkbox"/> Refine Draft Bylaw to address outstanding internal and external concerns. <input type="checkbox"/> Present new Bylaw for Council Review and Adoption.
External Tasks	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Compile & summarize feedback from Stakeholders & General Public. <input checked="" type="checkbox"/> Continue to provide Status update to Development/Building Industry. <input checked="" type="checkbox"/> Review findings with Development/ Building Industry Focus Group. <input checked="" type="checkbox"/> Submit Final Background Report to Council for Information. 	<ul style="list-style-type: none"> <input type="checkbox"/> Launch Public Engagement Process using Project Website, Information Kiosk and Public Web Survey. <input type="checkbox"/> Appoint Project Advisory Committee to meet every 6-8 weeks to review Draft Chapters and Final Compiled Draft Bylaw. <input type="checkbox"/> Host Public Open House(s) on seek input from Residents and Businesses on Key Planning Issues (will also inform MPD update) <input type="checkbox"/> Circulate Draft Sections to key Stakeholder lists for comment. <input type="checkbox"/> Provide regular updates to public via website & newsletters. 	<ul style="list-style-type: none"> <input type="checkbox"/> Present and seek feedback on the Draft Bylaw from the Development/ Building Industry. <input type="checkbox"/> Present and seek feedback on the Draft Bylaw from the General Public. <input type="checkbox"/> Hold Public Hearing as Part of the formal Bylaw Review and Adoption Process.
	January 2011	March 2012	April 2012
			October-December 2012
			November-January 2013

3 Themes

Analysis: Common Threads

A focal point of the analysis conducted by Staff was to determine whether the current bylaw was helping the City achieve its desired development outcomes. Early in the review process, administration compiled an extensive list of issues, that pointed to a lack of alignment between regulations and desired outcomes. To help illustrate this challenge, the issues were prioritized and categorized into key themes. These themes are summarized below and detailed in the following Sections.

Approach: Smart Growth

After themes were identified through the Issue Identification process, Staff began a comprehensive best practices review of Zoning tools used by communities across North America. Administration used Smart Growth Principles to focus our efforts on identifying proven solutions that could work in the Airdrie context. These principles are summarized below and help align this Report with the direction set by Airdrie One. They also form the basis of options identified by Staff in the following Sections.

Content: Key Themes

1. Structure and Format
2. Readability and Concept Visualization
3. Access and Navigation
4. Predictability and Transparency
5. Development Quality
6. Innovative Design
7. Inclusive and Flexible
8. Targeting Impact



Theme 1: Structure and Format

Issue: Scattered & Poorly Formatted Information

The current bylaw scatters related regulations across multiple sections and does not identify any connections or provide information to ensure the user has not overlooked important yet hard to find information. Additionally, the document is poorly organized and uses a conventional legal format that is confusing to most users.

Proposal: Simplified Structure & Streamlined Format

The bylaw can be simplified by removing repetition, consolidating scattered information, summarizing frequently used information into tables & providing cross-references between related sections and development guidelines. Additionally, a revised format (i.e. use of multiple columns, more readable font and clearly delineated headers) could improve the user experience.

Example: City of Bloomfield, MI

Bloomfield, MI updated their Zoning Ordinance in 2008. As part of this update they made a concerted effort to simplify the structure and format of their Ordinance. An example of this effort is shown in the snapshot to the right. Here the City used a table with reference links to show what uses were permitted, discretionary or not allowed in their range of commercial land use zones.

	R-1	R-2	R-3	RM	B-1	B-2	B-3	B-4	MX	O-1	OR-1	RP	ML
Open air use							S						P
Park/parkway (public)	P	P	P	P				P					
Personal service establishment					P	P	P		P		S		P
Place of worship	S	S	S									P	
Private recreation area (not for profit)	S	S	S										
Private stable	S	S	S										
Reception antenna/satellite dish (accessory only)	S	S	S	S	S	S	S	S	S	S	S	S	S
Recreational facility (public)	P	P	P	P				P					
Recreational facility/use							S					S	P
Repair use													P
Research/design/product development use												P	
Residential elder care				*			P	*				P	P
Restaurant					S	P	P	P	S		S	S	P
Restaurant for sale of beer, wine, spirits						S	S	P					P
Restaurant, fast food						S	S						P
Retail business					P	P	P		P		S		P
Retail package outlets						S	P						P
Retail wine shop (Tavern license)						S	P						
School, business or private (for profit)							P						P
School, elementary, intermediate, and high (public, private, parochial)	P	P	P	P				P					
Special accommodation use	*	*	*										
Swimming pool club	S	S	S										
Theater (fully enclosed)							S	S					P
Two-family dwellings				P				P					

Theme 2: Readability and Concept Visualization

Issue: Inaccessible & Confusing Language

The language used in the current bylaw is not consistent or easy to interpret. This is because of its excessive use of planning and legal jargon to communicate complex spatial and visual information. This is particularly challenging for the majority of users because of their unfamiliarity with this type of language.

Proposal: Use Plain Language & Illustrations

The use of simple, direct and easy to understand language will ensure that the bylaw is written for the majority of users. This can be complemented by using nested text (non-statutory explanation texts) to highlight key interpretation issues or provide additional context. Spatial information can easily be communicated using illustrations (e.g. Dimensional Standards, Design Concepts)

Example: City of Raleigh, NC

Raleigh, NC updated their Zoning Code in 2012. As part of this update they placed a strong emphasis on utilizing illustrations to communicate complex visual and spatial information. An example of this is identified in the snap shot to the right. It shows how simple language can be used to describe the intent of a section, tables can be used to display dimensional standards and an illustration can be used to show how these standards apply to a common site.

Sec. 7.3.9. Medium Profile Ground Signs



A. Description

A freestanding sign no more than 70 feet in area erected on a supporting structure, mast, post, or pole not more than 15 feet in height; or a freestanding sign no more than 100 feet in area erected on a supporting structure, mast, post, or pole not more than 10 feet in height. A ground sign is not attached, supported or suspended to or from any building or structure. A sign permit issued is required for a ground sign.

B. Size

B1	Option 1: Area (max)	70 sf
B2	Option 1: Height (max)	15'
B3	Option 2: Area (max)	100 sf
B4	Option 2: Height (max)	10'
B5	Size of copy (min)	4"
B6	Lines of copy (max)	5

C. Location

C1	Number of signs per site (max)	1
C2	Additional signs for double frontage lots	Allowed by Special Use Permit
C3	Street frontage required (min)	100'
C4	ROW Encroachment	Allowed with Council approval

D. Miscellaneous

All ground sign braces or uprights shall be self-supporting structures permanently attached to concrete foundations in or upon the ground.

Theme 3: Access and Navigation

Issue: Difficulty Navigating & Tracking Changes

The current bylaw was developed for print and is available to the public in print and pdf versions. In both versions, it is difficult to navigate through the document to find standards that relate to a specific application while ensuring that recent changes to the bylaw are not overlooked. This results in increased time spent finding information and requires constant printing or downloading to ensure that the most up to date version of the bylaw is in use.

Proposal: Improved Web Navigation & Publishing

Increasingly, staff, developers and residents are turning to the digital version of the bylaw vs. its print counterpart. To effectively respond to this trend, the rewritten bylaw should be made available through an interactive website that will improve document navigation by hyperlinking connected sections and enabling keyword search. This will also give access to the most current version of the bylaw and eliminates the need to download.

Example: City of Calgary, AB

As part of its 2011 website redevelopment project Calgary launched a more interactive and user friendly website for its Land Use Bylaw. As shown in the screen shot on the right this approach allows the user to access the whole bylaw vs. downloading individual parts separately. It also integrates tools such as a custom search engine and a glossary of frequently used terms to make information easier to find.

The screenshot shows a web browser displaying the City of Calgary Land Use Bylaw 1P2007 website. The browser's address bar shows 'Bylaw_1P2007'. The website has a blue header with navigation links: Contents, Index, Search, and Glossary. The main content area is titled 'The City of Calgary Land Use Bylaw 1P2007' and includes a welcome message, instructions on how to navigate the bylaw, and a disclaimer. The disclaimer states that the interactive version is not the official version and that conversions from metric to imperial measurements are for informational purposes only. Contact information for Development and Building Approvals is provided at the bottom.

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Home > Bylaw_1P2007

The City of Calgary Land Use Bylaw 1P2007

Welcome to the City of Calgary Land Use Bylaw 1P2007.

Within the Land Use Bylaw, you can easily view regulations related to land use within the City of Calgary. This interactive version of Land Use Bylaw 1P2007 does not include Part 10.

On the left, there are a number of ways for you to see any part of the bylaw.

- Click on a book or page in the table of contents, and that page will be displayed for you.
- Type in a keyword in the Index and all the entries are displayed for you. Scroll through the index and click on the entry you want.
- Type in a search word in Search, all entries matching your search word are displayed. Click the entry you want to display.

DISCLAIMER:

Please be aware that the interactive version of Bylaw 1P2007 is not the official version of the bylaw. Citizens should consult the Office of the City Clerk if the official version of the bylaw is required.

Please note that conversions from metric to imperial measurements are for informational purposes only, and are not included as part of the text of Land Use Bylaw 1P2007.

Questions regarding interpretation or inquiries regarding the Land Use Bylaw should be directed to:

Development and Building Approvals
Phone: (403)268-5311
e-mail: landusebylawreview@calgary.ca

Theme 4: Predictable and Transparent

Issue: Unclear Submission & Evaluation Criteria

The Current bylaw does not provide adequate details on what is required to be submitted for the different processes that are administered by the bylaw. Additionally, there is little clarity on what is being evaluated through each application process. As a result many submissions are incomplete, require multiple rounds of submission and increase application processing times.

Proposal: Application Completeness & Review Criteria

The New bylaw should separate the application submittal from the review process and provide more specific criteria for how an application will be deemed complete and ready for review. The review process can also be strengthened by identifying the factors that will be used to evaluate applications, and when and how the City will apply its powers of discretion.

Example: City of Lethbridge, AB

Lethbridge adopted a new Land Use Bylaw in late 2011. This bylaw effectively separates the application submittal criteria from the application review criteria. By doing so, it enables the municipality to be more specific about the information that would be needed to review an application. It also ensures greater transparency in the the application review process.

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Theme 5: Development Quality

Issue: Inconsistent Development Quality

Development quality can vary by neighbourhood or development. This can be attributed to a bylaw that is overly general and relies excessively on discretion to establish development standards on a case by case basis.

Proposal: Minimum Design and Development Standards

A minimum standard for parking, landscaping, lighting, utilities and other development standards that applies to all development in the City and goes beyond basic numerical calculations (i.e. # of trees, or parking spaces) will ensure that all sites will be designed to meet a common standard for quality, functionality and usability.

Example: Town of Canmore, AB

Canmore completed a comprehensive update to its Land Use Bylaw in early 2012. As part of the update the Town extensively overhauled its design and development standards to ensure that a base standard was applied across all developments in the municipality. An example of this approach being applied to Landscaping Standards is illustrated in the snapshot to the right.

Here the bylaw begins by describing in detail the intent and scope of the section. This is followed by a discussion of the possible benefits or uses of landscaping to improve communities or address the impact of developments on the public. It also provides suggestions on desirable approaches to designing and incorporating landscaping and concludes with a set of minimum standards for landscaping that is applied across all areas of the Town.



2.1.3 Landscaping

The quality of open spaces on private parcels is only as good as its design and landscaping. Landscaping should complement a building's architectural character, enhance the public realm and facilitate sustainable water use and drainage strategies. Incorporating landscaping into developments can help them to blend into the natural mountain setting, soften the visual impact of the building and improve the pedestrian experience. Sustainable landscape strategies include using deciduous trees to shade buildings and courtyards in the summer and allow filtered light to penetrate the building in the winter, planting native trees and shrubs to reduce water usage and using sustainable stormwater strategies to clean and infiltrate water into the ground.

Landscaping includes both existing vegetation and topography as well as elements added by the developer. Landscaping is not limited to vegetation but includes fences, decorative rock elements, retaining walls and walkways.

Landscaping can provide:

- a) a buffer to the street and vehicles;
- b) rest areas for shoppers and strollers off the busy main street;
- c) areas for street furnishings (e.g. bicycles racks, newspaper boxes, mailboxes, garbage cans, and benches); and
- d) storage area for snow removal and storage.

► Figure 29a - 29c

Landscaping suggestions in downtown and commercial areas:

- a) trees set into grates;
- b) planter boxes (small and large) for flowers or year round coniferous planting; and
- c) surface planted areas designed to resist trampling, vandalism and the collection of debris and garbage.

STANDARDS

- ☀ 1. Detailed proposed landscape plans for sites must be submitted with development applications. Open spaces should be designed from the beginning to have meaning and utility and not just space that is left over after the building is designed.
- ☀ 2. Landscaping should be used to activate building facades, soften, or highlight important architectural features, screen less attractive elements (e.g. utility installations) and add colour, texture and visual interest.

Theme 6: Design Innovation

Issue: Lack of Innovation or Alternative Standards

Currently, the majority of development in Airdrie conforms to 'business as usual' building and site design practices and doesn't pursue innovative site design or development types that take full advantage of alternative modes of transportation, incorporate environmentally sustainable elements or address under-served demographics.

Proposal: Performance Incentives & Equivalencies

The New Bylaw can spur innovation by providing useful incentives (increased developable area, streamlined processes etc.) and allowing developers to propose Alternative Standards in exchange for measurable improvements to social, economic or environmental performance (e.g. Low Impact Development landscaping, enhanced public amenity areas, affordable housing).

Example: City of Kamloops, BC

As part of the North Shore Neighbourhood Plan, Kamloops introduced performance incentives to their Bylaw in 2009. These incentives were designed to encourage the development of more sustainable built forms and encourage developers to pursue alternative development standards. The snapshot to the right shows how incentives can be effectively integrated over existing regulations and calibrated on an ongoing basis to respond to market demands.

Development Checklist Section	Base Level	Level 1	Level 2	Level 3
Section Minimums refer to the minimum point level for each Section listed within the Development Checklist.	3 or fewer Section Minimums met	4 out of 6 Section Minimums met	5 out of 6 Section Minimums met	6 out of 6 Section Minimums met
Development Incentive Tool	Reduction Amount	Reduction Amount	Reduction Amount	Reduction Amount
Within North Shore Towne Centre	n/a	20%	40%	60%
Within Tranquille Commercial District	n/a	additional 20%	additional 20%	additional 20%
Within Tranquille South	n/a	additional 15%	additional 15%	additional 15%
Within Brock Shopping Centre	n/a	additional 10%	additional 10%	additional 10%
Within Halston Entry Corridor or 8th Street	n/a	additional 10%	additional 10%	additional 10%
All Other Areas	n/a	additional 5%	additional 5%	additional 5%
Mixed-use Green Development	n/a	n/a	n/a	n/a
Green Development	n/a	additional 10%	additional 10%	additional 10%
Combined Market and Non-market Housing	n/a	additional 5%	additional 5%	additional 5%
DCC Reduction ² :				
Social Housing Units	100%	100%	100%	100%
Small Housing Units	TBD	TBD	TBD	TBD
Green Development	n/a	TBD	TBD	TBD
Parking Requirement Relaxation	n/a	5%	10%	25%
Density Bonus ³	n/a	25%	50%	Maximum Permitted
Public Realm Partnering ⁴	n/a	25%	35%	50%
Planning Process Priorities ⁵	Normal Process	Normal Process	Expedited Process	Expedited Process

Theme 7: Inclusive and Flexible

Issue: Poor Integration of Compatible Land Uses

The City's current land use pattern is characterized by homogeneous single use/density areas fragmented by road or utility infrastructure. This pattern is a result of overly specialized land uses and districts that do not allow for mixing of compatible residential or non-residential building types.

Proposal: Consolidated Land Uses & Inclusive Districts

A more inclusive and integrated land use pattern can be achieved by grouping comparable uses and districts into broader more useful districts that can accommodate a wider range of compatible uses without increasing the complexity of the bylaw or necessitating recurring updates.

Example: City of Winnipeg, MB

Winnipeg completed a comprehensive update to its Zoning Bylaw in 2008. As part of this update the City consolidated Districts and Uses into broader more inclusive categories. A snapshot of the Mapping Rules Chart to the right shows how they were able to create more flexible and inclusive residential districts that allow for greater diversity of housing types.

Residential	RR-2	RR2	No change to current zoning label for 2 acre Rural Residential.
	-	RR5	Existing A5 relabel to RR5 (see above)
	R1-20	R1-E	Existing R1 districts are being collapsed into fewer R1 zoning districts.
	R1-9	R1-L	
	R1-6		
	R1-5.5		
	R1-5		
	R1-4.5		
	R1-4		
	R1-3.5	R1-S	
	R1-3		
	R1-2.5		
	R2	R2	These two-family residential zones are being combined. The new R2 zone will be closely aligned with the former R2 T regulations.
	R2-T		
	RM-L	RMF-S	Existing RM districts are being collapsed into fewer RM zoning districts.
	RM-1		
	RM-2		
RM-3	RMF-M		
RM-4			
RM-5	RMF-L		
RM-6			
RM-7			
MH-P	RMH	New label only for Mobile Home Parks.	
-	RMU	New Residential Mixed Use zone (allows commercial) for future applications.	

Theme 8: Targeting Impact

Issue: Lack of Consistency in Addressing Impact

There is a lack of consistency in the way Impacts stemming from challenging uses (i.e. adult entertainment), geographic constraints (i.e. Nose Creek) and new development trends (i.e. LED Signs, Work-Live Homes) are addressed. The excessive reliance on discretion in the Current Bylaw further exacerbates this problem.

Proposal: Use and Impact Specific Standards

This challenge can be addressed by implementing Use Specific Standards and Overlay Districts. These tools allow municipalities to prescribe specific standards (i.e. buffering, screening, access management, building placement, lighting and landscaping) for impactful uses, constrained corridors or new development trends.

Example: City of Flagstaff, AZ

Flagstaff completed a comprehensive update to its Zoning Code in 2011. As part of the update a number of innovative tools were integrated into the Code. One of these tools was the use of Use Specific Regulations to address the impacts created by challenging uses. This approach reduces the need for repetition of such standards in every district and allows for future flexibility to add or modify standards as concerns are identified by the public.

10-40.60.160 Drive-through Retail
A. Design Objectives A drive-through retail facility shall only be permitted if the Director first determines that the design and operation will avoid congestion, excessive pavement, litter, and noise.
B. Limitation on Location The drive-through shall only be located along the retail building's facade away from a street frontage.
C. On-site Circulation Standards The drive-through retail facility shall be provided internal circulation and traffic control as follows.
1. Drive-through Aisle Design
a. The entrance/exit of any drive aisle shall be a minimum of 50 feet from an intersection of public rights-of-way (measured at the closest intersecting curbs).
b. The drive aisle shall be designed with a minimum 10-foot interior radius at curves and a minimum 10-foot width.
c. The drive aisle shall not be located between a property line and the front of the building.
2. Drive-through Stacking Area A clearly identified area shall be provided for vehicles waiting for drive-up or drive-through service that is physically separated from other on-site traffic circulation.
a. The stacking area shall accommodate a minimum of five cars for each drive-up or drive-through window in addition to the vehicle receiving service.
b. The stacking area shall be located at and before the service window (e.g., pharmacy, teller, etc.).

4 Analysis and Directions

Analysis: Audit of Current Land Use Bylaw Regulations

When undertaking a comprehensive Land Use Bylaw rewrite the first step is to establish a baseline of current conditions against which to mark success. As part of this project Administration evaluated the strengths and weaknesses of each Section of the current bylaw and compiled a comprehensive list of issues. Key highlights of this analysis is summarized in the following section.

Directions: Annotated Outline to Guide Rewrite

A revised bylaw should be built on a stronger foundation and feature a broader set of tools. To achieve this outcome, Administration is proposing an Annotated Outline that simplifies the organization of the bylaw into Three Chapters and incorporates best practices showcased in the themes section of this Report. The objective of this outline is to provide a flexible organizational framework to build on through the rewrite process.

Proposal: New Outline that integrates components of the current bylaw and into a new structure with improved tools

Proposed Chapter 1: Administration

Proposed Outline	Current Bylaw
1. Context	NEW
2. Glossary	Section 1-2 Interpretation & Section 1-3 Definitions
3. Alignment	NEW
4. Authority	Section 2-2 Administrative Agencies and Section 2-3 Duties & Responsibilities of the Approving Authorities
5. Application	Parts of Section 2-4 Issuance of Development Permits and Notices
6. Review	NEW
7. Decision	NEW
8. Appeal	Section 2-5 Appeals
9. Enforcement	Section 2-6 Enforcement
10. Zoning Map	Section 2-8 Establishment of Districts

Proposed Chapter 2: Development Standards

Proposed Outline	Current Bylaw
1. Built Form	NEW
2. Landscaping	Section 3-3 Landscaping Standards
3. Signage	Section 3-4 Signs
4. Connectivity	Section 3-2 Parking and Loading Standards
5. Utilities	NEW

Proposed Chapter 3: Land Use

Proposed Outline	Current Bylaw
1. Summary	NEW
2. Primary Uses	Spread across current bylaw
3. Accessory and Temporary Uses	Spread across current bylaw
4. Residential Districts	Part 4. Residential and some 18 DC Sites
5. Business Districts	Part 5. Commercial Districts, Part. 6. Industrial Districts & 8 DC Sites
6. Mixed Uses Districts	Section 5-2 Central Business District and 5-5 Commercial Mixed Use District
7. Other Districts	Part 7. Other Districts and 3 Direct Control Sites
8. Overlays	NEW

Analysis: Current Bylaw Parts 1-2

Part 1: Interpretation and Definitions

Currently: Provides guidance on interpreting the bylaw and defines general terms and specific land uses.

- | | |
|-------------------|---|
| 1. Short Title | • Inconsistencies and omissions were found when comparing general and use definitions (e.g. Warehouse is under General). |
| 2. Interpretation | • It's unclear why different definitions exist for some uses (e.g. Multi-dwelling Residential vs. Apartment). |
| 3. Definitions | • Use Specific Standards are imbedded in definition text (e.g. Retail Liquor Sales includes 100m setback from schools). |
| | • Definitions that are not used in this bylaw, or are commonly understood are unnecessarily defined. (e.g. Escarpment). |
| | • Methods identified to calculate requirements and interpret language are lacking in detail and don't provide references. |

Part 2: Administration

Currently: Identifies roles, responsibilities & application requirements and outlines review, appeal & enforcement processes.

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| 1. Applicability of the Bylaws and Permits | • Applications administered by this bylaw aren't categorized by development type or intensity. |
| | • Application requirements are unclear on intent on what needs to be demonstrated to gain approval. |
| 2. Administrative Agencies | • Lists tasks performed by a Development Authority instead of clearly defining its roles and responsibilities. |
| 3. Duties & Responsibilities of the Approving Authority | • Significant discretion is provided to the Development Authority, without parameters to ensure consistency. |
| | • It is unclear how the Development Authority determines application completeness and proceeds for review. |
| 4. Issuance of Development Permits & Notices | • The organization of this part is confusing and does not sequentially follow the development process. |
| | • The variance process is ambiguous and unnecessarily vague. |
| 5. Enforcement | • There is limited guidance provided on when and how enforcement action should be taken by the City. |
| | • Doesn't identify the intended outcome of an enforcement action or the remedies available (e.g. Fines). |
| 7. Amendments | • Amendments are consolidated here but not referenced in the individual sections where the change occurred. |
| 8. Establishment of Districts | • There is a lack of clarity around the purpose and authority of the generalized and district land use maps. |

Analysis: Current Bylaw Parts 3-4

Part 3: General Regulations

Currently: Identifies development standards for parking, loading, landscaping and signage & setbacks for sensitive corridors.

1. Setbacks and Site Dimensions	<ul style="list-style-type: none">• Special Setbacks along segments of arterial roads are outdated and do not address the current road network.• Environmental Setbacks don't address topographic or bio-physical characteristics and lack reference maps.• Regulations governing encroachment on City property are inadequate and inappropriately categorized.
2. Parking and Loading Standards	<ul style="list-style-type: none">• Parking standards are outdated and don't address newer land uses.• There is limited flexibility to pursue parking reduction strategies or alternative standards using Parking Studies.
3. Landscaping Standards	<ul style="list-style-type: none">• Identifies methods to calculate landscaping, but doesn't identify objective or provide evaluation criteria.• Additional Landscaping Standards are listed in a number of Land Use District and lack a cohesive approach.
4. Signs	<ul style="list-style-type: none">• There are excessive number of sign types that are poorly illustrated, and not categorized by common features.• Signs requiring permits are listed, but evaluation criteria (e.g. Visual impact, Public Safety) are not provided.

Part 4: Residential Districts

Currently: Identifies general regulations, and land use and dimensional restrictions for residential districts.

1. General Rules for Residential Districts	<ul style="list-style-type: none">• The bylaw does not clearly identify the intent of a number of general uses, and this limits the ability of the Approval Authority to use discretion to limit unintended interpretation or poor development outcomes.• There are limited standards to address the impact of home occupations or options to differentiate between home occupancy's of different intensities.
2.-16. (R1, R-1S, R-1N, R-1SL, R-1SS, R-1C, R-1W, R-RA, R-BTB, RR-1, MH-P, R-2, R-3, R-4 & R-5)	<ul style="list-style-type: none">• Majority of districts are restricted to a single building design/layout and do not provide a broader ranging of compatible housing forms. This results in poorly differentiated districts that limit housing choice and diversity.• Primary Uses and Accessory Uses (e.g. golf ball barrier nets) are grouped together and conflict with other provisions that require a primary use to be present on a site prior to the construction of an accessory use.• Dimensional requirements vary between comparable districts and uses and results in a lack of consistency.

Analysis: Current Bylaw Parts 5-8

Part 5-6: Commercial and Industrial Districts

Currently: Identifies general regulations, and land use and dimensional restrictions for commercial and industrial districts.

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| 1. General Rules for Industrial and Commercial Districts | <ul style="list-style-type: none">• Document submittal requirements and review criteria for Master Site Plans are inappropriately identified a regulatory document and instead should be moved to the Municipal Development Plan.• Commercial and Industrial districts have a large number of uses, there are limited land use specific standards provided to either determine the compatibility of a particular use or address its negative impacts. |
| 5.2.-5.7. (CB, CBT, C-C, C-1, C-3 & CMU) | <ul style="list-style-type: none">• There are few permitted uses in Industrial or Commercial districts. This limits the ability to distinguish between districts and results in districts accommodating unintended uses (e.g. Retail Uses in Industrial Districts).• Commercial and Industrial districts don't prioritize uses that provide greater economic benefits (i.e. Employment, Tax-base) over those that have a marginal economic impact. |
| 6.2-6.5. (IB-1, IB-2, IB-3 & M-3) | <ul style="list-style-type: none">• Mixed-Use district regulations are unclear and don't distinguish between requirements and recommendations.• Discretionary Uses identified in certain districts are outdated or do not reflect the revisions to other districts. |

Part 7-8: Other and Direct Control Districts

Currently: Identifies general regulations, and land use and dimensional restrictions for other districts and direct control sites.

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| 7.1.-7.4. (P-1, P-2, UH, DC) | <ul style="list-style-type: none">• There are limited provisions to evaluate private institutional uses that have impacts similar to commercial and industrial uses (e.g. Religious Institutions, Private Schools etc.).• There are no districts that accommodate rural lifestyle and activities (e.g. agriculture, rural commercial, acreage residential). |
| 8.1.- 8.31. (DC-1 to DC- 30) | <ul style="list-style-type: none">• Direct Control has been incorrectly used to vary development standards (e.g. vary the size of garages) or implement the findings of a special study (e.g. traffic restrictions) and should be restricted to addressing uncommon and impactful uses (e.g. Airport).• Most Direct Control Sites are based on an existing district, but do not get updated when the base districts are amended.• In some instances alternative parking or landscaping standards are identified for certain Direct Control Sites. It is unclear why these options are limited to Direct Control Sites and not available across comparable districts. |

Directions: Proposed Outline Chapter 1

Chapter 1: Administration

Intent: To provides context, identify authority and establish processes governed by this bylaw.

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| 1. Context | <ul style="list-style-type: none">• Identifies the authority of this bylaw under the MGA and the public interest served by regulating development.• Identifies the scope of this bylaw and what activities are governed by it.• Provides guidance on interpreting language, calculations, tables and illustrations. |
| 2. Glossary | <ul style="list-style-type: none">• Defines and illustrates general terms that do not possess a common meaning and are found throughout the bylaw.• Provides parameters for each type of measurement used in the bylaw, including lot width, depth and setback. |
| 3. Alignment | <ul style="list-style-type: none">• Illustrates how the bylaw adheres to Provincial Statutes, Regional & Inter-municipal Plans, and the City's Statutory Policies.• Addresses how the bylaw re-write affects legal non-conformities, re-districting and annexation lands. |
| 4. Authority | <ul style="list-style-type: none">• Identifies the roles and responsibilities of Administration, Municipal Planning Commission and City Council under this bylaw.• Establishes parameters for the use of administrative discretion in evaluating alternatives or enforcing standards.• Identifies the conditions under which Development Applications may be referred for Municipal Planning Commission review. |
| 5. Application | <ul style="list-style-type: none">• Identifies when a Develop Permit, Sign Permit or Re-Designation and Variance Application is required.• Provides criteria for determining application completeness, including content requirements for special studies (e.g. TIA).• Requires Variances to identify the hardship they are seeking a remedy to and ensure variances are an exception not a norm. |
| 6. Review | <ul style="list-style-type: none">• Guides applicant through the general rules governing authority to submit applications and application content requirements.• Details general intent of each stage of the review process through process flow charts. |
| 7. Decision | <ul style="list-style-type: none">• Identifies the process through which decisions will be rendered by the Approval Authority.• Lists standard development conditions (e.g. Development Agreement, LOC) and criteria to qualify for exceptions.• Provides parameters for the issuance of a Development Completion Certificate. |
| 8. Appeal | <ul style="list-style-type: none">• Details the process for appealing a development refusal or conditions of approval at the Development Appeal Board. |
| 9. Enforcement | <ul style="list-style-type: none">• Identifies enforcement process including clarity on the type and purpose of enforcement actions and available remedies.• Introduces penalties and fines for non-compliance with the Land Use Bylaw. |
| 10. Map | <ul style="list-style-type: none">• Establishes the authority of the Land Use District Map and provides direction on interpretation and amendments. |

Directions: Proposed Outline Chapter 2

Chapter 2: Development Standards

Intent: To provide minimum standards and incentives that promote a safe, sustainable and high quality built environment.

1. Built Form
 - Consolidates key provisions from existing Architectural Standards that promote distinctive residential and business zones.
 - Provides guidance on how in-fill development can be effectively integrated into established Residential Areas.
 - Prioritizes the development of a quality public realm and an improved interface between the public and private realm.
 - Can include Performance Incentives and Alternative Equivalence Criteria for Green Development (e.g. LEED).
2. Landscaping
 - Strengthens buffering and setback requirements for sensitive environmental interfaces.
 - Establishes a strong tie between landscaping standards and environmental performance (e.g. Storm-water Management).
 - Can provide Performance Incentives for Green Infrastructure (e.g. LID Landscaping in exchange for increased Coverage).
 - Identifies criteria for the siting and development of useable and accessible amenity spaces and quality streetscapes.
 - Identifies parameters for the use of landscaping to buffer, reduce noise and transition between non-compatible land uses.
3. Signage
 - Consolidates comparable sign types and provides illustrative standards for each sign category and type.
 - Identifies the objective of balancing public safety and visual impact concerns with economic and design opportunities.
 - Addresses emerging technologies (e.g. LED displays) by providing guidance for the use of Administrative Discretion.
4. Connectivity
 - Updates on-site and on-street parking and loading requirements in accordances with up to date Industry information.
 - Promotes active transportation by ensuring adequate site access, connectivity to paths and site amenities.
 - Reduces under and over parking through the use of maximum and minimum parking ratios.
 - Sets parameters for parking relaxation using shared parking, proximity to transit or through submittal of a parking study.
5. Utilities
 - Establishes design and siting criteria for lighting, utilities and renewable energy systems on private sites.
 - Establishes lumen standards to address visual and safety considerations and reduce over-lighting.
 - Identifies possible incentives for renewable energy systems in Non-Residential and High Density Residential Sites.

Directions: Proposed Outline Chapter 3

Chapter 3: Land Use

Intent: To define and establish standards for individual land uses and land use districts.

1. Summary	<ul style="list-style-type: none">• Identifies which primary, accessory and temporary uses are permitted, discretionary or not permitted in each district.
2. Primary Uses	<ul style="list-style-type: none">• Categorizes and defines Primary Uses and establishes standards for each Use Category.• Identifies Use-Specific Standards for impactful uses (e.g. Drive-through Retail, Adult Entertainment).• Incorporates performance standards for Discretionary Uses to address the concerns of Administration and earn Approval.
3. Accessory & Temporary Uses	<ul style="list-style-type: none">• Categorizes and defines Accessory and Temporary Uses and establishes standards for each Use Category.• Identifies Use-Specific Standards for impactful Accessory and Temporary Uses(e.g. Secondary Suites, Food Trucks).• Details criteria for the effective integration of Attached Accessory Uses (e.g. Decks, Antennas) and Building Expansions.
4. Residential Districts	<ul style="list-style-type: none">• Provides dimensional and density standards by district and general standards for comparable districts to reduce duplication.• 15 Regular & 18 Direct Control Districts can be consolidated into fewer (e.g. 8-10) flexible and inclusive Residential Districts.• 4-5 General Districts can be used to accommodate most of Airdrie’s Rural, Low, Medium & High Density Residential Areas.• 4-5 Specialized Districts can be used to protect established neighbourhoods and ensure an effective transition.
5. Business Districts	<ul style="list-style-type: none">• Establishing clearer minimum standards that ensure quality development outcomes.• 10 Non-Residential Districts and 8 Direct Control Sites can be realigned into (e.g. 6-8) distinctive Business Districts.• 3-4 General Districts can be developed to better differentiate Regional and Neighbourhood Commercial, and Industry.• 3-4 Specialized Districts can be developed to accommodate Business Parks, Heavy Industrial and Rural Commercial Uses.
6. Mixed Uses Districts	<ul style="list-style-type: none">• New set of scaleable, context sensitive Districts that offer either vertical (stacked) or horizontal (site wide) mixed use options.• 2 General Districts can be used to accommodate major Mixed Use nodes such as the current Downtown.• 2 Specialized Districts can be used to promote limited mixing of uses in residential neighborhoods and employment areas.
7. Other Districts	<ul style="list-style-type: none">• 3 ‘Other’ and 3 Direct Control Districts can be consolidated into fewer (e.g. 2-4) more focused districts that provide stronger guidance on the development of institutional uses, and protection of Agriculture and Rural Open Space.
8. Overlays	<ul style="list-style-type: none">• Identifies issue specific restrictions that apply to key City wide corridors (e.g. Floodplains/Riparian Projection Areas).• Introduces new development options to Airdrie in exchange for (e.g. Work-Live).

APPENDIX 1: Industry Focus Group

Process: Inform and Engage Industry Stakeholders

An Industry Focus Group was held on March 21st and was attended by 28 of 60 invited developers, builders, planning consultants, and utility companies. The purpose of the meeting was to present and confirm findings from this Report, and capture any outstanding issues or concerns over the proposed directions.

Staff used i-Clicker, an e-participation tool, to seek real time feedback through survey questions during their presentation. Survey results helped validate key findings in the report and were used to facilitate a targeted discussion following the presentation. Key points from this discussion are highlighted below:

- There is a need for greater clarity on evaluation criteria for development applications.
- Ensure that a desire for greater development certainty does not result in overly prescriptive requirements.
- Broad support for the use of Incentives in the development permit process.
- Ensure that incentives are calibrated to Airdrie's market conditions.
- Request for Planning to maintain an 'open door' policy and friendly customer service.
- Ensure that new bylaw is reviewed by other impacted Business Units to reduce issues from arising during rollout.
- Ensure that public is well informed, and understand how zoning changes can impact their property.

Results: I-Clicker Survey Results

Listed below are the survey results from the Industry Focus Group:

