

**BYLAW NO. B-09/2021
OF THE CITY OF AIRDRIE
IN THE PROVINCE OF ALBERTA**

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

WHEREAS under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, and amendments thereto, the Council of the City of Airdrie has adopted **Land Use Bylaw No. B-01/2016**; and

WHEREAS Council deems it desirable to enact that the said Land Use Bylaw be amended in the manner outlined below, and illustrated in the attached Schedule 'A';

NOW THEREFORE the Municipal Council of the City of Airdrie in Council duly assembled enacts that **Bylaw No. B-09/2021** amends **Land Use Bylaw No. B-01/2016** by inserting a new land use district as Section 8.5.9 (R2-A, Front-Attached Garage Townhouse District), as shown in the attached Schedule "A", and renumbering the other Sections under Part 8 accordingly.

READ a first time this _____ day of _____, 2021.

READ a second time this _____ day of _____, 2021.

READ a third time this _____ day of _____, 2021.

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

MAYOR

CITY CLERK

BYLAW NO. B-09/2020
SCHEDULE A
 New R2-A Land Use District

8.5.9 R2-A, Front-Attached Garage Townhouse District

Purpose and Intent
 The purpose of this district is to provide for townhouses and similar types of ground-oriented attached housing with front-attached garages. Development in this district would serve as a transition between low-density residential districts and other townhouse, multi-residential, mixed use, and commercial districts at main nodes and corridors within the City. Accordingly, the massing and intensity of use in this district is intended to be less than main townhouse, multi-residential, and mixed use areas and should integrate more closely with other low-density housing forms within a neighbourhood.

Permitted Land Uses	Discretionary Land Uses
Dwelling, Townhouse Accessory Building Home Business, Limited Child Care, Limited	Dwelling, Semi-Detached Home Business, General Supportive Housing, Limited

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

Development Dimensions

Minimum Dimensions		Minimum Required Setbacks	
<i>Lot/Unit Type</i>	<i>Minimum Dwelling Width</i>	Front Yard ⁽⁴⁾	3.0m
Townhouse	5.5m	Side Yard, End Units	1.2m
Semi-Detached	6.1m	Side Yard, Corner Units	3.0m
		Rear Yard	5.0m

Development Density		Massing and Coverage	
Standard Density Range	24-49 Units/Ha 10-20 Units/Acre	Maximum Building Height	13.0m 3 Storeys
Subject to Site Design Criteria	Up to 62 Units/Ha Up to 25 Units/Acre	Maximum Site Coverage	65% of Site Area
		Minimum Landscaping (Per Building)	20% of Site Area
		Minimum Amenity Area	25m ² per Unit
		Max Continuous Building Frontage	
		-District Standard	4 Units
		-Subject to Design Criteria	6 Units

Development Standards

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

Site Access and Orientation

- (2) Notwithstanding the Maximum Front-attached Garage Width set by Section 7.12(3)(c) and Table 11, for all dwelling types in this district, at least 2.4 meters of building frontage shall be provided facing the street that is not occupied by the face of a garage.
- (3) Notwithstanding the Development Dimensions outlined above, all lots/units within this district shall accommodate the following elements, to the satisfaction of the Approving Authority, as part of the site design:
 - (a) A single, contiguous amenity space meeting the minimum area defined above, and providing a minimum dimension of at least 4.0m.
 - (b) On-site parking required in accordance with **Section 4.4** (Parking Stall Requirements) of this Bylaw, either within a garage or by a parking pad of concrete or similar hard material provided on the parcel.
 - (c) Landscaping, concentrated at the front of the site and meeting the requirements of Section 3.6 (Planting Requirements) of this Bylaw.
 - (d) Any utility rights-of-way or easements required to service the development, which shall be accommodated without creating a conflict with the setbacks and associated building envelope of any building or the required landscaping on the parcel.
- (4) Notwithstanding the minimum setbacks specified above, the required Front Yard setback may be reduced to 1.2m where the following provisions are met to the satisfaction of the Development Authority:
 - (a) Utility lines are accommodated within the road right of way in accordance with Engineering standards and specifications;
 - (b) The elevation of the townhouse block is articulated in a manner that provides variation, and reinforces common characteristics that visually unites the block.
 - (c) A variety of architectural elements, including but not limited to entry porch, dormers, and material detailing, are employed to create a distinctive character for each unit and block.
 - (d) Façade treatments on corner lots wrap around the side of the building to provide a consistent profile along both facing streets.
 - (e) Where side and rear elevations of units are exposed and visible from a public space, including environmental reserve, school sites, arterial roads (etc.), façade treatments on all visible sides of the unit are consistent in design quality with the front elevation. A continuation of the same materials and detailing is required on all visible façades. In cases where the first floor elevations are not visible due to visual buffers architectural treatments shall be provided on the remaining visible elevations, including the second floor and roof.
 - (f) Buildings adjacent or opposite one another are compatible in massing and height.

Site Design Criteria for Additional Development Density

- (5) The Development Authority may allow an increase in density above the standard range, shown above, subject to the merits of the application and the following considerations:
 - (a) The location of the development site along a transit corridor or adjacent to a community commercial centre, as determined by the Development Authority.
 - (b) Incorporation of site design and site planning principles consistent with the standards outlined in **Section 7.28** (Site Design).
 - (c) The development's provision of additional amenities and features, above the minimum requirements of this Bylaw, that support broader policy goals and objectives outlined in the Airdrie City Plan or CASP/NSP.
 - (d) 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.
 - (e) Other innovative design and planning elements, which may be considered at the discretion of the Development Authority.