



BYLAW NO. B-31/2006
OF THE CITY OF AIRDRIE
IN THE PROVINCE OF ALBERTA

BEING A BYLAW of the City of Airdrie in the Province of Alberta, to adopt **The Village Area Redevelopment Plan.**

WHEREAS under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, the Council of the City of Airdrie may adopt by bylaw an Area Redevelopment Plan, and

WHEREAS Council deems it desirable to adopt The Village Area Redevelopment Plan;

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

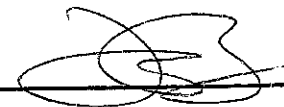
1. The Village Area Redevelopment Plan, attached hereto as Schedule 'A', be adopted.


READ a first time this 8th day of August, 2006.

READ a second time this 5th day of September, 2006.

READ a third time this 5th day of September, 2006.

EXECUTED this 5th day of September 2006



MAYOR


CITY CLERK

Foreword

The area encompassed by this plan represents approximately the entire Village of Airdrie boundary in 1974. Through the planning process, the name “The Village” was proposed by neighbourhood residents and was decided upon to be the name of the plan and community in consultation with the residents themselves. The choice of name is intrinsic to the development of the community identity as it is a key component to enhancing and unifying the area’s sense of community. It is proposed that the adoption of this Plan will officially recognize the term “The Village” to replace “Old Town” for this neighbourhood and for this Plan. For continuity, this Plan will use The Village throughout.

Acknowledgments

This Plan would be incomplete if it failed to recognize the contributions of others. Designs for Jensen Park and other open spaces were provided by Ms. Angela Vincent, a student in the Faculty of Environmental Design, University of Calgary.

Thanks are also in order to Wayne Page of Alberta Community Development who spoke to Village residents about community associations and to Scott Barrett and Monika McNabb of Alberta Community Development who provided valuable information on Heritage preservation programs.

Finally, and most importantly, this Plan salutes the contributions of so many of its residents without whom this Plan would never have been created. It is sincerely hoped that this Plan provides them with as much gratification as getting to know them has provided to the Planning team, and to truly appreciate their place in the City of Airdrie.

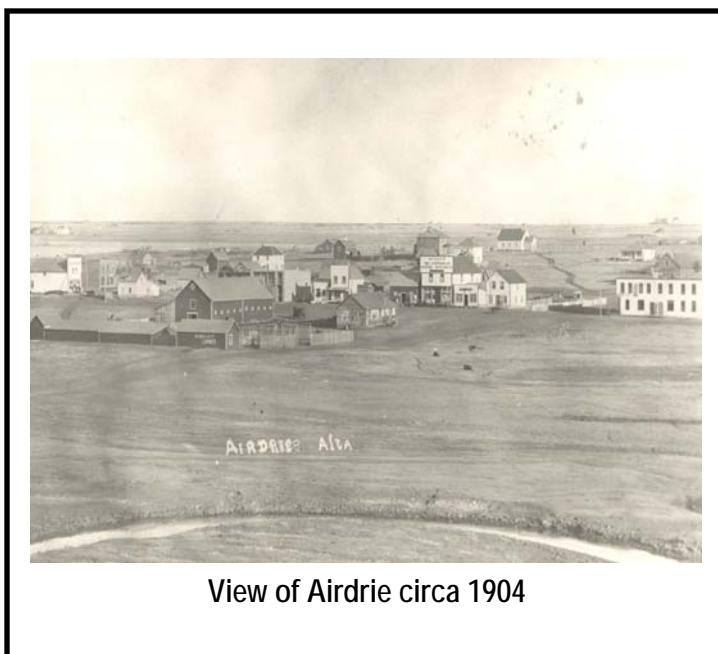
Section 1.0 – Introduction

Section 1.1 Plan Goals

The goals for The Village Plan might have included many things. Typical planning initiatives for inner-city “redevelopment plans” often propose substantial changes to the existing fabric of development to promote worthwhile civic priorities.

Indeed, matters such as redevelopment, conversion to non-residential uses and higher residential densities have all been considered by the Planning team and the involved residents. It was predictable that this planning process would always be challenged by the natural conservatism of home owners when confronted with change. And it is clear that this particular community, home to many of Airdrie’s

most long-standing citizens, would be even less receptive to notions of neighbourhood redevelopment with which planners are so often tempted.



View of Airdrie circa 1904

So the development of The Village Plan was inevitably an attempt to balance the naturally conservative nature of its residents with the realities of today’s market demands and land use possibilities. The results of that process have clearly erred on the side of conservatism, but it is argued, with good reason, and without apology. In the balanced community that the City of Airdrie professes and strives to be, there is plenty of room for a piece of the City’s heritage, for a style of built environment no longer in vogue in today’s extreme real estate market, for a quiet but proud statement of where this community came from.



An example of an historical home in the Village

It is therefore a central theme of this Plan that The Village will be protected to honour Airdrie’s past, and to provide an alternative residential environment to that being built today. This cannot mean that The Village becomes a museum where change cannot occur – it is, after all, a place where people live and invest in their homes. As such, it should be able to adapt to the lives of its residents, and to take advantage of all the normal benefits, financial as well as lifestyle, of home ownership. But clearly The Village need not be merely a

windfall land investment opportunity. The district

has to date been protected both by circumstances and by Bylaw from such a fate, and there is no public benefit in, nor any civic need to become such a place in the future.

Location Map

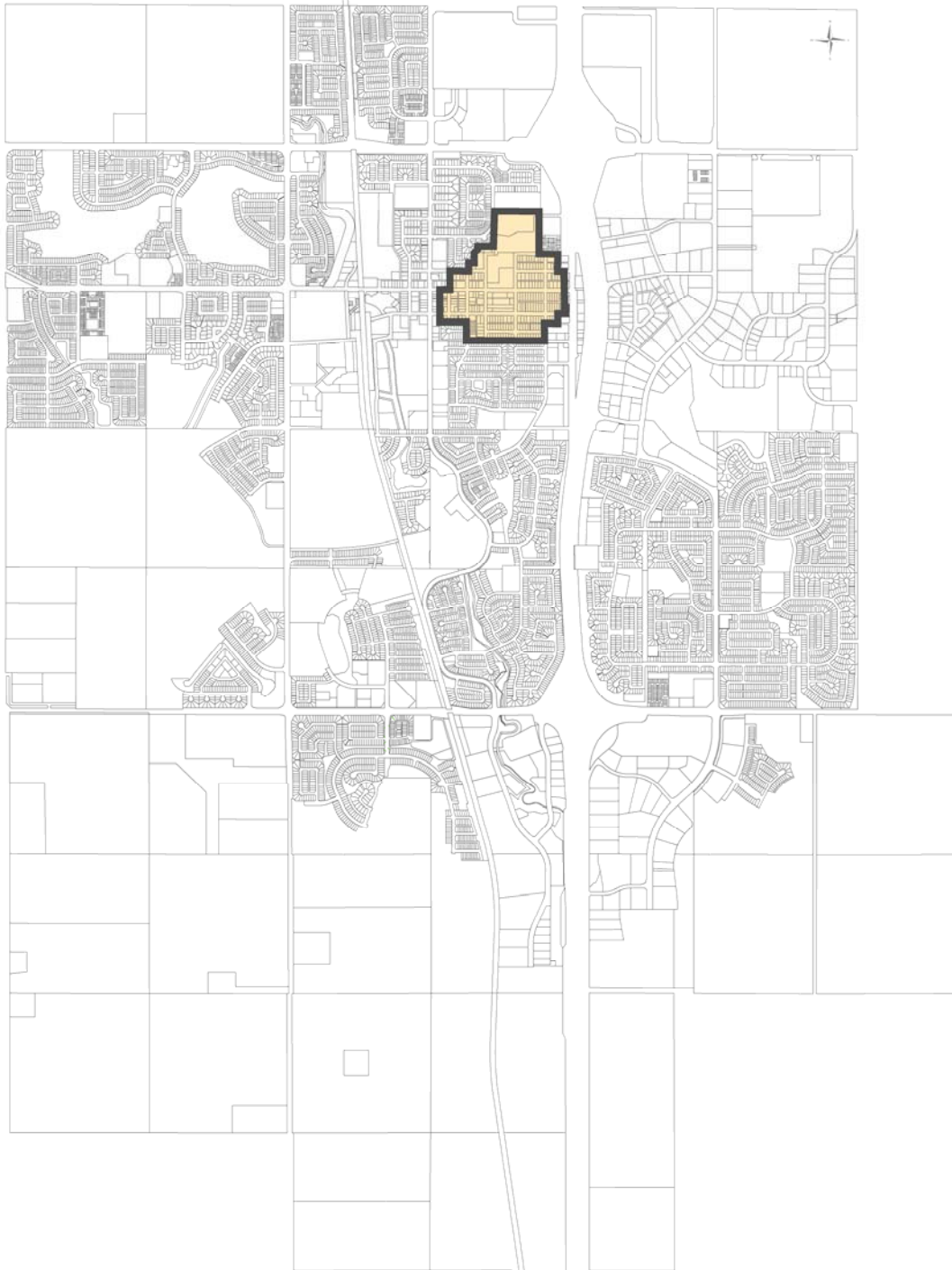


figure 1

As with other older communities, the options are clear. This neighbourhood can either accept infill development, re-subdivision, redevelopment, and conversion to different uses in accordance with market pressures and the City's decisions on a case-by-case basis over time; or it can be a special neighbourhood, where its unique characteristics are promoted, enhanced and celebrated, where the City's history can be honoured, and where a style of living can be maintained in a setting which is unlikely to ever be built again.

Given that Airdrie presently has thousands of acres of new residential development land, (and that even if all of The Village were redeveloped, it would not substantially add to that supply), the choice seems obvious. There is no current expectation that The Village is a component of Airdrie's developable land supply, and even if it were, it would be a very small part. So it is a central argument of this Plan that there are no strong reasons to let Old Town become part of that supply, and many good reasons to not do so.

Goals of this plan are as follows:

- To stabilize the primarily residential character of the Plan area, and to provide an alternative residential environment to that being built today.
- To celebrate and where appropriate preserve the history of Airdrie as it is represented in this community.
- To enhance the physical environment through selective improvements to public spaces.
- To improve the image of the City by improving the image of this Neighbourhood.
- To provide direction for land use, design, planning and development as it pertains to The Village.

1.2 Legislative and Statutory Plan Context

Municipal Government Act:

Section 634 of the Municipal Government Act provides that Council may adopt an Area Redevelopment Plan (ARP) which designates an area of the municipality as a redevelopment area for any or all of the following purposes:

- Preserving or improving buildings or land,
- Rehabilitating, constructing, replacing or removing buildings,
- Improving roads or utilities, and
- Facilitating any other developments.

An ARP must describe the objectives of the Plan, as well as any proposed land uses. It may also impose a redevelopment levy to be collected and used for any stated purpose approved by Council. Finally, the ARP may impose any other conditions Council sees fit.

The Village Plan contains a description of the objectives of the Plan and provisions for directing land use. It also contains provisions for the improvement of public open spaces and preserving

or improving buildings. It therefore meets the test as an Area Redevelopment Plan, and may be adopted as such, pursuant to the Municipal Government Act.

At this time, no Redevelopment Levy is proposed for the Plan area. Future amendments to this Plan could contain such provisions where public and neighbourhood goals could be supported by such a source of funding.

The Airdrie City Plan:

The Airdrie City Plan is founded on the principles of the “Triple Bottom Line”, those being Social Well-Being, Environmental Responsibility and Fiscal Accountability. The Village Plan was developed and organized around these founding principles. As such, it is directly aligned with the City’s senior planning document.

In addition, the City Plan, Section 2-1, Residential Development, 1 includes the following statement:

Demand for residential development is expected to occur in the older areas of Airdrie, including Old Town and the Central Business District. This redevelopment is encouraged within the framework of the Downtown Area Redevelopment Plan and revised structure plan policies for Old Town. The City shall endeavour to facilitate a policy framework for this area allowing for sensitive redevelopment and densification which enhances the economic viability and architectural character of the area.

While this Plan does not directly promote redevelopment or densification, it provides the opportunity for further analysis of these questions within a framework which is sensitive to existing conditions.

Downtown Area Redevelopment Plan:

The Village is not included in the Downtown ARP (July 1999), and is therefore not directly reliant upon that Plan. Nevertheless, this Plan may take some cues from the Downtown ARP, such as pedestrian friendliness, tree-lined streets and elements from the “kit” of street furniture.

The Village contains two of the main entrance points to the City’s downtown, First Avenue and Centre Avenue. The enhancement of these points of entry should support the theme envisioned for the Central Business District by the Downtown ARP.

Transportation Master Plan:

The Transportation Master Plan, 2006, recognizes the inter-relationship between the City’s overall transportation needs and the needs of this neighbourhood. This recognition is generally supportive of the goals of this Plan. While the goals for The Village Plan must in the end support the overall goals of the City, further evaluation is proposed to address neighbourhood concerns.

Urban Parks Master Plan:

It is fortuitous that the City is currently developing a new Parks Master Plan, as this new Plan will take account of several of the goals of The Village Plan. Most notably, the public open

space in the central portion of the Plan area (Jensen Park) has been highlighted as an important open space and improvements will be considered for this park area. In addition, the Parks Master Plan will address the question of the celebration of historical places. It is anticipated that these two planning documents will complement each other and help achieve successful outcomes in a way that might not be possible for either plan alone.

Land Use Bylaw No B-09/2005:

The Residential Single-Dwelling Conservation District (R-1C) within Land Use Bylaw B-09/2005 was adopted in order to protect this older community from infill subdivision and inappropriate redevelopment. As such, it is directly aligned with the general goals of this Plan. However, this land use designation requires policy support in order to be both effective and flexible. Generally speaking The Village Plan will include such features as neighbourhood design guidelines which would pertain to both existing and new development, and would substantially simplify the administration of the R-1C Land Use District.

1.3 The Planning Process

In 2004 the City received an application for the redevelopment of a residence within The Village Plan area for commercial use. The application generated substantial interest from the community at the time of Public Hearing. This event brought into focus the need for policies to guide future development in The Village. Council directed City administration to create a Redevelopment Plan to clearly identify public concerns and expectations for future redevelopment applications in The Village.

City Council adopted a Terms of Reference for the “Old Town Area Redevelopment Plan” in September of 2004. It detailed a collaborative planning process that would engage Old Town residents in an exploration of current land uses and possible transition options. The intent of the plan was to develop a local policy context and specific land use and development guidelines that reflected the needs and desires of local residents, the objectives of the Airdrie City Plan, and the Strategic Priorities of Airdrie’s City Council.

The Project Team gathered most of the goals for this document from the neighbours themselves, through a “SWOT Analysis” (Strengths, Weaknesses, Opportunities, Threats), and considerable ongoing discussion. The outcomes of the SWOT analysis are appended to this Plan. (See Appendix B)

Public Involvement

Public input and collaboration was not only encouraged but the success of the planning process was dependant on the response and participation of residents. With guidance from the Planning team, teams of residents were encouraged to address issues such as transition planning; mixed use options; geographic boundaries; historic and cultural values; parks and open space; a neighbourhood name and identity; economic and social issues related to living in this community.

Early in the process, planning staff decided to limit “stakeholders” to the current residents of this neighbourhood. Considerable discussion occurred regarding inclusion of some of the commercial lands on the fringes of this community. In the end, it was decided to include those

Highway Commercial lots on the eastern boundary of the Plan area so that Design Guidelines included in this Plan will provide good direction for possible new developments in this portion of The Village.

Vision Statement

In order to bring focus to the substantial amount of input from a very large and engaged citizen's group which emerged in this process, staff proposed a Vision Statement. This statement was accepted by the citizen's group.

“Building on a strong sense of history and identity, The Village will be known as a safe, friendly attractive community with strong linkages to the downtown, where its residents are empowered and actively involved in shaping its future and ensuring its economic stability.”

2.0 introduction

to The Village



Section 2.0 – Introduction to The Village

2.1 Location

Generally, the Plan Area is defined by the boundaries of the Residential Single Dwelling Conservation District (R-1C) as delineated in the City of Airdrie Land Use Bylaw. The map below identifies the study area as created by the project team and The Village residents involved in the project.

The study area is bounded by other mature residential districts on the south and west. While these neighbourhoods are similar in many respects, they are much more recent additions to Airdrie (1970's) and, more importantly, they are not showing the same signs of stress as noted elsewhere.

2.2 Background

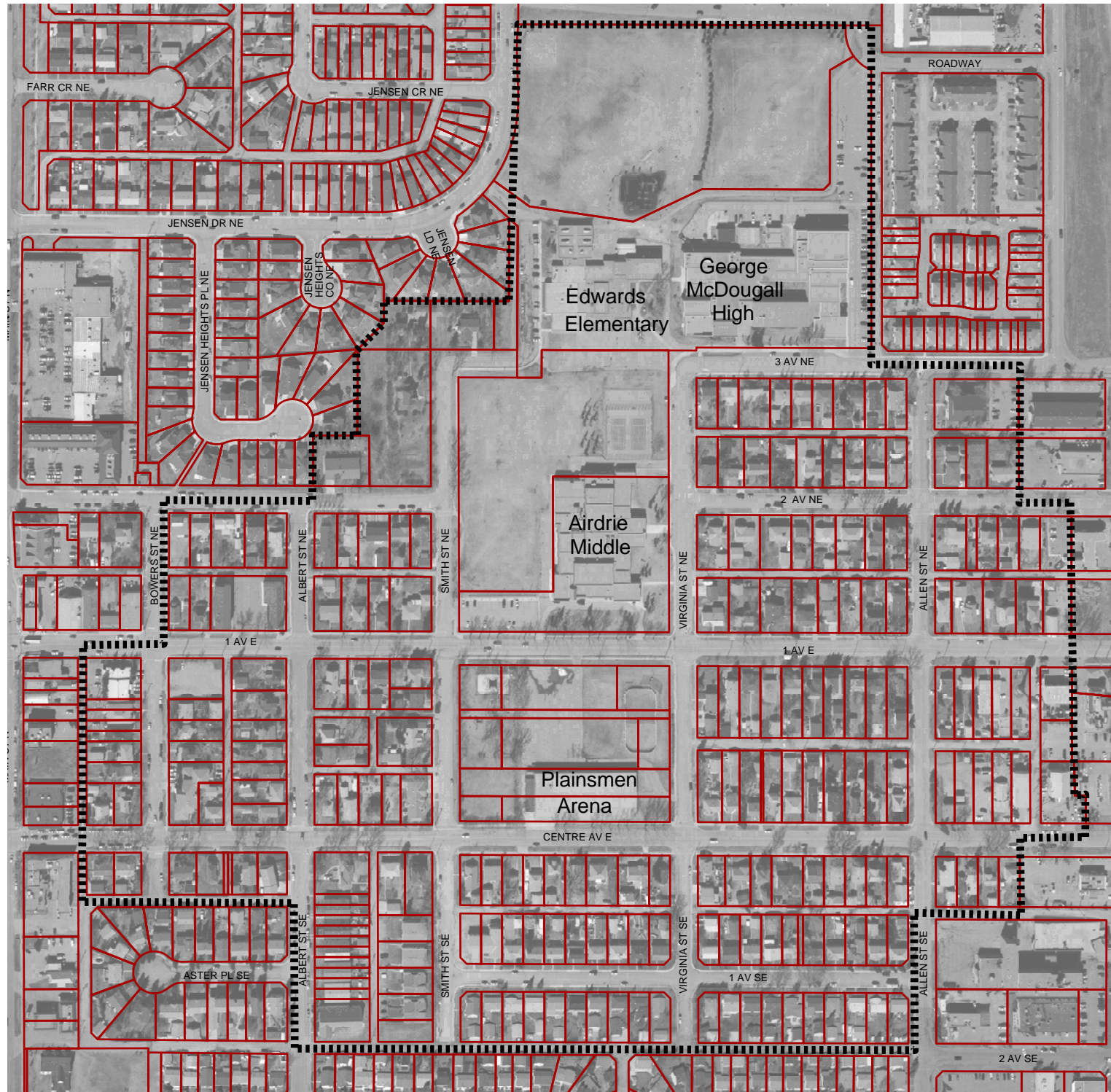
As is typical with Alberta cities and towns, the area within which the original community of Airdrie was built lies at the core of the present-day City. It is the site of the original central business district, and the location of the community's earliest homes and other facilities such as schools and recreation sites.



Typical feature of towns in Alberta

With most larger cities, this core of original development was typically redeveloped over the 20th century, such that much of it has disappeared. In Calgary, for example, many inner-city residential neighbourhoods, (and the downtown core itself for that matter), are almost completely unrecognizable. Very high urban property values, the need for expansion of the downtown business district, construction of major projects and roadways, high-density residential buildings have obliterated many of Calgary's original developments, and only the most affluent neighbourhoods have stood against the wrecking ball of "progress." These are features of all quickly growing urban centres – Calgary is not unique in this respect. What makes old Airdrie different is that this wholesale redevelopment of the inner-city has not taken place - much of the original fabric of The Village of Airdrie is still intact. It is speculated that this is due to relatively low land values in the Airdrie market, and a relative lack of demand for inner-City development lands. This point is significant in

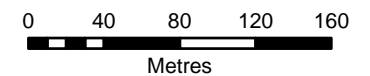
that a good deal of the City's history is represented in the old homes within this neighbourhood. This Plan will introduce the idea of recognition and preservation of Airdrie's history, where this is appropriate.



The Village Plan Area



1:4,000



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Study_Area



Parcel Boundary

figure 2

Unique Features

Apart from its age, there are several physical features of The Village that are unique within Airdrie:

- Grid street pattern
- Separated Sidewalks along all Avenues
- Large Mature Trees and other plantings
- Large Single-dwelling Lots
- Traditional character of homes and streetscape
- Wide variety of house styles, ages and sizes,
- “Tri-School Site”,
- Two neighbourhood collector roads with 50 kph speed limits
- No formal identity
- Much of the original development is still in place

In short, while The Village is unique in Airdrie, it is a typical example of an older inner-city residential neighbourhood which can be found in most small communities in Alberta.



Unique features we have now -
Separated Sidewalks.

2.3 Pressures

The Village is under tangible pressure today. First, values for residential real estate have risen dramatically in the past several years. Several of the existing single-dwelling lots have been put on the market, and potential purchasers are attempting to take advantage of the relatively large lot sizes by contemplating subdivision or infill development. Put another way, The Village is seen by some as a source of relatively inexpensive development land. Proponents of this point of view would argue that economics dictate higher density, and removal of old buildings, trees, and other components of traditional character.

Secondly, there have been approaches to the City to convert some residential buildings to non-residential uses. Residents fear such conversions, and see them as “the thin edge of the wedge” that will eventually obliterate the current fabric of the neighbourhood. There are many examples of the truth behind this fear, and they make it difficult for inner-city dwellers to believe that the same will not occur here.

Meanwhile, the last century of wear and tear, often on small houses, has led to the decline of the desirability of this district as an attractive residential investment. The preponderance of modest homes has not encouraged more than a few to build the few larger homes that can be found in The Village. This reality appears to underlie a belief on the part of potential investors that nothing is feasible except higher density: “A new small house cannot be built at a profit,” and “Who would buy a big expensive house when it would be surrounded by small (and sometimes run-down) houses?”

Certainly, The Village suffers from another problem common in Alberta communities: It is old, but not quite old enough to be perceived as historically valuable. Our perspective on history tends to undervalue those things which are not very old – if the buildings were erected in the 19th century, they would without doubt receive more attention. We Albertans seem inclined to not appreciate much of our own history due to the fact that it is relatively short.

And finally, the large lots have attracted many who see the neighbourhood as a good location for “backyard businesses”. Unscreened outside storage, auto dismantling, or other unsanctioned activities do not promote The Village as a safe residential investment whether the home is large or small. Such activities tend to attract more of the same, which in turn leads to difficulty in enforcing the same standards of appearance the rest of the City enjoys. This problem only adds to the visual impression of a neighbourhood in decline. Pressures may be summarized as follows:

- Potential of large lots for subdivision or higher density
- Rising value of residential land elsewhere in Airdrie
- Inner-city properties as transitional commercial sites
- 100 years of decay, often without adequate maintenance
- Old, but not old enough
- Large lots attract back-yard businesses



Current Splash Park

Resident Desires



The Plainsmen Arena on
Centre Avenue

A recurring theme from area residents has been that they wished their neighbourhood to be afforded the benefits that they see being enjoyed in other Airdrie residential communities. These desires include clear enforcement of rules regarding unsightly premises, and for the City to take action against unsanctioned activities such as outside storage and illegal backyard businesses. They want a neighbourhood identity, and security from intrusion of conflicting land uses. They asked for reductions in speed limits on residential frontages, designs for the calming of traffic, and the control of truck usage of neighbourhood streets. When considered in the context of Airdrie’s other residential subdivisions, none of these requests appear unreasonable.

Neighbourhood desires may be synthesised as

follows:

- To improve the image of the City by improving the image of this neighbourhood,
- To stabilize the primarily residential character of the Plan area so as to make The Village a desirable residential neighbourhood,
- To recognize and promote the history of the City and its people,
- To re-establish the tree canopy, for the sake of amenity as well as environmental health,

- To improve the environment, as well as the image, of The Village through street beautification and park space redevelopment,
- To encourage community spirit and civic involvement,
- To address negative neighbourhood issues such as vandalism, littering, traffic impacts and poor maintenance, and
- To engage the schools and student populations in caring for their environment.

Although these goals are appropriate for an Area Redevelopment Plan, the residents know that these things will not be achieved simply through special gifts from the City or other governments – some of these initiatives will be driven by the residents themselves. Some may not be done soon, and some of them may never be done at all. But they appear to see that, without goals, without a vision, and effort and commitment on their part, the future of their neighbourhood is uncertain at best.



An example of what could be done with the side of the Plainsmen Arena

It is the desire and the hope of the community and of the Planning team that these goals will lead to a new chance for this neighbourhood to take its place amongst Airdrie's other desirable residential communities.

3.0 The plan

Policies and objectives



Section 3.0 – The Plan: Policies and Objectives

3.1 *Economic Health*

In terms of economic health, discussions with the residents revolved around property values and the ability of the neighbourhood to attract positive redevelopment. When addressing this component of the economic health of The Village, it became clear that the stability and predictability of property values was the most widely-held concern, rather than the potential of property to increase through wholesale redevelopment.

This having been said, there is some interest in exploring various forms of redevelopment outside of the single-dwelling style which now predominates, such as semi-detached homes, secondary suites or “transitional” uses of existing homes. Staff feel that such initiatives could be positive for the neighbourhood and the City generally, as they might:

- Invite new investment into the area,
- Provide a means of preserving some possibly historic buildings,
- Provide a wider range of housing alternatives, and
- Introduce slightly higher residential density in proximity to the Downtown.

However, discussions with participants in the plan process made it abundantly clear that significant changes to the single-dwelling character of The Village would be most unwelcome to many residents. It is for this reason that ideas for substantive changes to this aspect of the area would be better addressed as matters for further study. (See Section 3.7) In short, a Plan which promotes large-scale changes to the character of development in The Village is virtually certain to not be supported, such that many worthwhile initiatives which this Plan can still address will not be possible.



The Village is enhanced by maintaining the integrity of historic or character buildings

In summary, the Plan proposes to introduce some stability to the neighbourhood by developing a clear vision for its future, and allaying some of the pressures such older neighbourhoods typically face. Such stability, in concert with other initiatives within the Plan, will create an environment where new construction of single-dwelling homes on the large lots will be practical.

Objectives: Economic Health

- To stabilize real estate values by establishing a clear direction for the neighbourhood.
- To maintain the economic health of the neighbourhood through the improvement and maintenance of public open spaces.

Policies:

1. Through the adoption of this Plan, the City will reaffirm that The Village shall remain predominantly a low-density residential district.



Current tree canopy in the area

3.2 Environment

Boulevard Trees



Re-establish tree canopy in the areas where trees have been removed

As recently as the last 20 years, the tree canopy of the First and Centre Avenue corridors was a much-treasured feature of this mature neighbourhood. Since that time, it has been the City's practice to allow and even promote the removal of many of the mature poplar trees due to several practical considerations, including the impacts that trees may have on sidewalks and utilities, and the health of the trees themselves.

Much research has been undertaken in recent years to demonstrate the value of significant tree plantings to the environment in the broadest sense. The Project Team does not propose to re-establish these facts within this Plan, but does propose that the Plan take special effort to maintain and enhance tree cover in The Village for all the established reasons, and as a key feature in maintaining the City's history and the liveability of this inner-city community.

Park Improvements

The Village is home to a substantial area of recreation land, being the block containing the Plainsmen Arena. This site is known to residents as Jensen Park, as it was originally granted to The Village of Airdrie by the Jensen family, some members of which still reside in The Village. It is entirely consistent with the overall goals of this Plan that this public open space be enhanced to promote the City's history to add to its interest and liveability, and to beautify The Village itself.

The most onerous cost, the acquisition of land, is not a factor in The Village as the land is already in place. Further, Jensen Park is not undeveloped; it is home to a summer baseball diamond/winter outdoor skating rink, and a splash park, in addition to the arena itself, and there are generous areas of passive recreational space that could be enhanced with some carefully designed improvements.

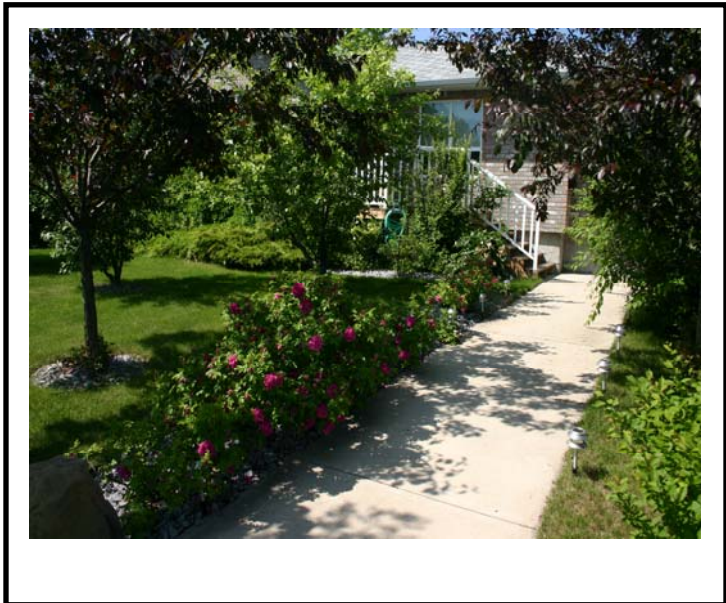


Image and Identity

During the working sessions, all agreed that The Village would benefit greatly from the creation of a neighbourhood identity. Indeed, the step already taken to give "Old Town" a name is a step in this process. What is needed is to celebrate this identity in a visible and tangible way, so that The Village may take its place as one of Airdrie's residential communities. This can be achieved in a number of ways.

First, community identity signs, as are featured in most of Airdrie's other neighbourhoods, would be appropriate. Such signs should be designed so as to be consistent with the neighbouring Downtown ARP area while providing a sense of entry for The Village which celebrates and promotes its historical character.

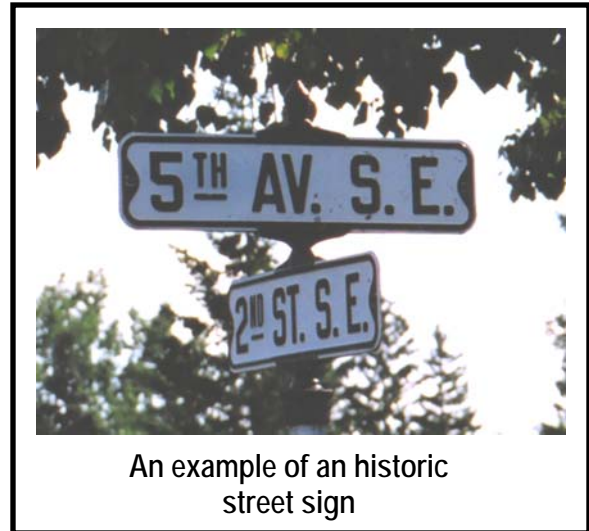
Other area improvements could be considered to further enhance and stabilize the neighbourhood. Such improvements could either be considered in the municipal budget, or achieved through community-driven fundraising.



An example of an entrance sign to an historical district

Objectives: Environment

- Maintain and enhance boulevard tree planting to re-establish the tree canopy.
- Pursue the enhancement of Jensen Park and other open spaces.
- Develop a community identity to include community entrance signs and public space design guidelines (to be compatible with the Design Guidelines as contained within the Downtown Area Redevelopment Plan).
- Provide tangible improvements to enhance the character of the area, which could include street furniture (light standards, street signs, planters, refuse receptacles, benches, etc.).



Policies: Environment

1. The City will pursue boulevard tree replacement and maintenance in its annual budgeting;
2. The City will provide design and funding for the installation of neighbourhood entrance signs;
3. The City will develop designs for and construct improvements in Jensen Park.

3.3 Governance and Social Well-Being

All involved in the creation of this Plan would agree that the effort expended in its creation has been positive in itself. Much mistrust of the City's motives has been dispelled. A clearer idea of what can be done and how it can be approached has emerged, within both the City's administration and the area residents.

It became clear during the public involvement sessions that the social life of The Village is alive and healthy. The sense of community and active commitment of neighbours to each other and to their environment is surely the match of any Airdrie neighbourhood. While any community can always become stronger, there is no sense that Villagers lack the spirit and interest that makes a community exceptional. If anything is lacking at all, it would be the co-ordination of residents into a group which provides a structure and a forum for consensus, so that neighbourhood goals become realities. It is hoped that this Plan will help provide that structure.

It must be clearly understood that the category of "Governance" is not "*per se*" an initiative required of the City of Airdrie whether by act of Council or within the City's administration. This neighbourhood is governed as are all other Airdrie communities by City Council, and no special case can be made for The Village in that context. Indeed, it is suggested that making The Village more than its residential counterparts in the rest of the City is inconsistent with the goals of the residents, and cannot be justified. For the neighbourhood to achieve some of its goals,

The Village will need to take the initiatives that the planning process has uncovered. That is, the City can take actions to bring neighbourhood improvements up to the standards required of other newer communities. But to make The Village a special place will require community-driven actions, to unearth its history, to build on its identity, to promote its enhancement, and to develop and pursue its own goals.

The most obvious action to be taken in this regard is to develop a Community Association. It will provide new opportunities for social enhancement and interaction, and will promote a credible voice to promote community goals, and create better relationships with the City, (a voice with the City), and with the area schools.

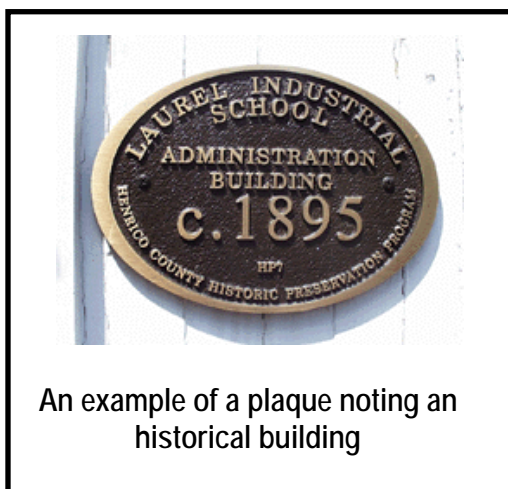
Objectives: Governance and Social Well-Being

- The area residents will create a Village Community Association, with assistance from Alberta Community Development.

3.4 Historical

Elsewhere in this Plan, it has been discussed how much of The Village's original built environment still exists. This is seen as an opportunity to promote and preserve a piece of the heritage of the community, and indeed for the province itself.

It has also been discussed that, as a living residential community, it is not reasonable to expect The Village to become a museum. So feasible, real-world approaches to historical recognition need to be developed. Fortunately, much of the neighbourhood's history resides with its current residents. Some have made compiling the history of Airdrie a personal project and much research has been done. In addition, many of those who built the community still reside here. So the seeds of a legitimate history of Airdrie as it relates to this neighbourhood are at hand.



An example of a plaque noting an historical building

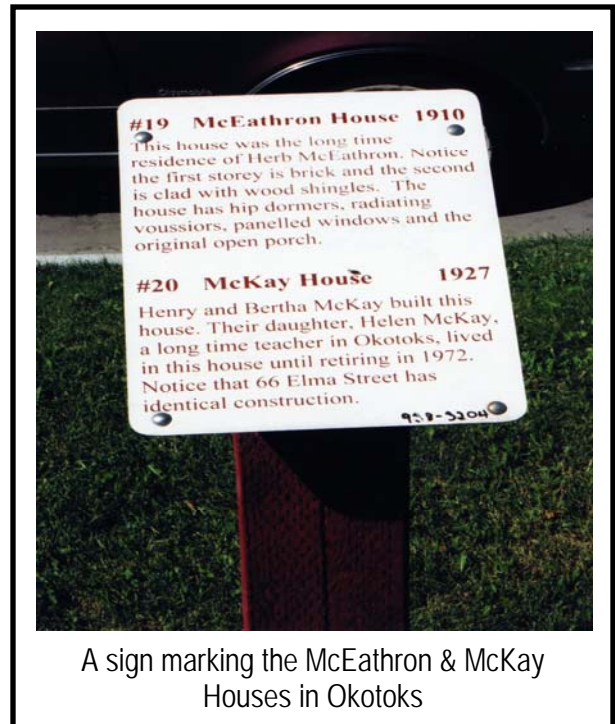
It is suggested that the City and interested residents collaborate to document the history of the neighbourhood (remembering that it is in fact the history of the City itself), and to take appropriate action to preserve this history and make it available to the wider community. In that context, municipal resources may justifiably be put toward a project that supports many of the goals of the area residents. Specifically, the project has discussed such ideas as:

- Cataloguing some of the neighbourhood's homes and the personal stories that make them notable,
- Developing a strategy for enactment of bylaws or other civic actions to capture important elements of Airdrie's history while it still exists,
- Investigating and implementing a program which would include historical walks and signage,
- Preparing Plans which provide access to funding for historical preservation, where appropriate.

These initiatives will best be served through collaboration between interested parties in the area and the City's administration. Special projects proposed would require Council budget approval to access either civic resources or official support from the City in any funding initiatives. The City's incentive to pursue these ideas comes from its perception of the value of the community's history. The Village's incentive is that the celebration of the area's history supports most of its other goals, and honours those who live and have lived in The Village.

Objectives: Historical

- Compile and record the history of The Village of Airdrie.
- Pursue where appropriate the Designation of Historical Buildings and Places under The Municipal Heritage Partnership Program.
- Investigate and propose adoption of a Bylaw for historical designation of buildings, under the Historical Resources Act.
- Develop an Historical Walk Program and other means of sharing the community's history.



A sign marking the McEathron & McKay Houses in Okotoks

Policies:



The McKay House in Okotoks

preservation and enhancement;

1. The City will provide support for community efforts to document the history of The Village of Airdrie;
2. The City will enact bylaws or other appropriate measures for the preservation and enhancement of historical structures and places, where these are supported by appropriate documentation and by stakeholders.
3. The City will assist local interest groups in the pursuit of funding for historical

4. The City will not issue demolition permits for buildings in The Village where these are deemed by Council to be of historical significance.

3.5 Land Use and Subdivision

Land Use Designation

The area encompassed within The Village Plan is defined by the Residential Single-Dwelling Conservation District as originally defined in Airdrie's previous Land Use Bylaw No. 955, which has been transferred in very similar form to the current Bylaw B-09/2005. (See Appendix E) As such, protection from most re-subdivisions and new forms of development has been in place since this District was first introduced in 1990.

While rules for this Land Use District are quite similar to those of other Residential Single-Dwelling Districts, there are some unique features. Minimum lot widths have been set at 15 meters (50 feet), which has been the principal deterrent to accumulation of lots and re-subdivision. There is also a provision that lots may not be re-subdivided by cutting a pair of corner lots along their side-street edge, which could have allowed three full-sized R-1 lots to be created from two old lots. (Three 40 foot frontages created from the 120 foot depth)

Other more subtle provisions were intended to guard against crowding of homes on the lots, such as the requirement for minimum-two-meter side yards, as compared with the more standard 1.2 metre side yard typical of Airdrie's other low density districts.

Finally, the District provided that only buildings deemed to be in keeping with the traditional style of the neighbourhood were to be permitted. Several drawings of traditional-style homes were included for the purpose of illustration. (See Appendix E)

Meanwhile, now that an adopted Plan is being considered for this Plan Area, some of the tools provided within the R-1C District can be replaced with Neighbourhood Design Guidelines in this Plan. The Village Plan provides more opportunity to discuss the goals of design guidelines, and elaborate on how some guidelines may be applied to sectors of The Village, while others apply to all areas and types of development. The Plan could also provide more certainty about the nature of any redevelopment ideas in the event that some form of land use change be contemplated – the guidelines could not be lost through rezoning, for example.

A natural outcome of this Plan is to review the R-1C District, and propose amendments as appropriate.

Re-subdivision Potential

As a part of the process, planning staff researched the status of existing lots in terms of their potential for re-subdivision, especially division of titles based upon old Plans of Subdivision.

It was determined that, while much of The Village is made up of old 25-foot-wide lots, most of these were registered too long ago to allow for automatic re-division of pairs of lots into the smaller lots. In fact, only one example of a parcel made up of 25-foot lots, created since 1950, could be found. (See Appendix D)

Apart from this sort of re-division, no other subdivision of existing lots can occur without the City's approval. Under the current R-1C land use district, such re-subdivision is not contemplated, and this Plan does not propose to change that aspect of the district.

Architectural Design Vocabulary

As with most older residential neighbourhoods, the architecture of houses in the Village is mixed, difficult to identify by name, and in many cases not worthy of repetition or preservation. Nevertheless, a traditional feel of the neighbourhood is clearly evident in its streets and mature trees as well as the buildings themselves. It is this sense of a place built in time gone by that is one of the most important features of this neighbourhood, both for those who live there as well as within the greater context of the Airdrie as a whole city. And it is this sense of the Village that this Plan proposes to preserve by controlling the architecture of new developments.

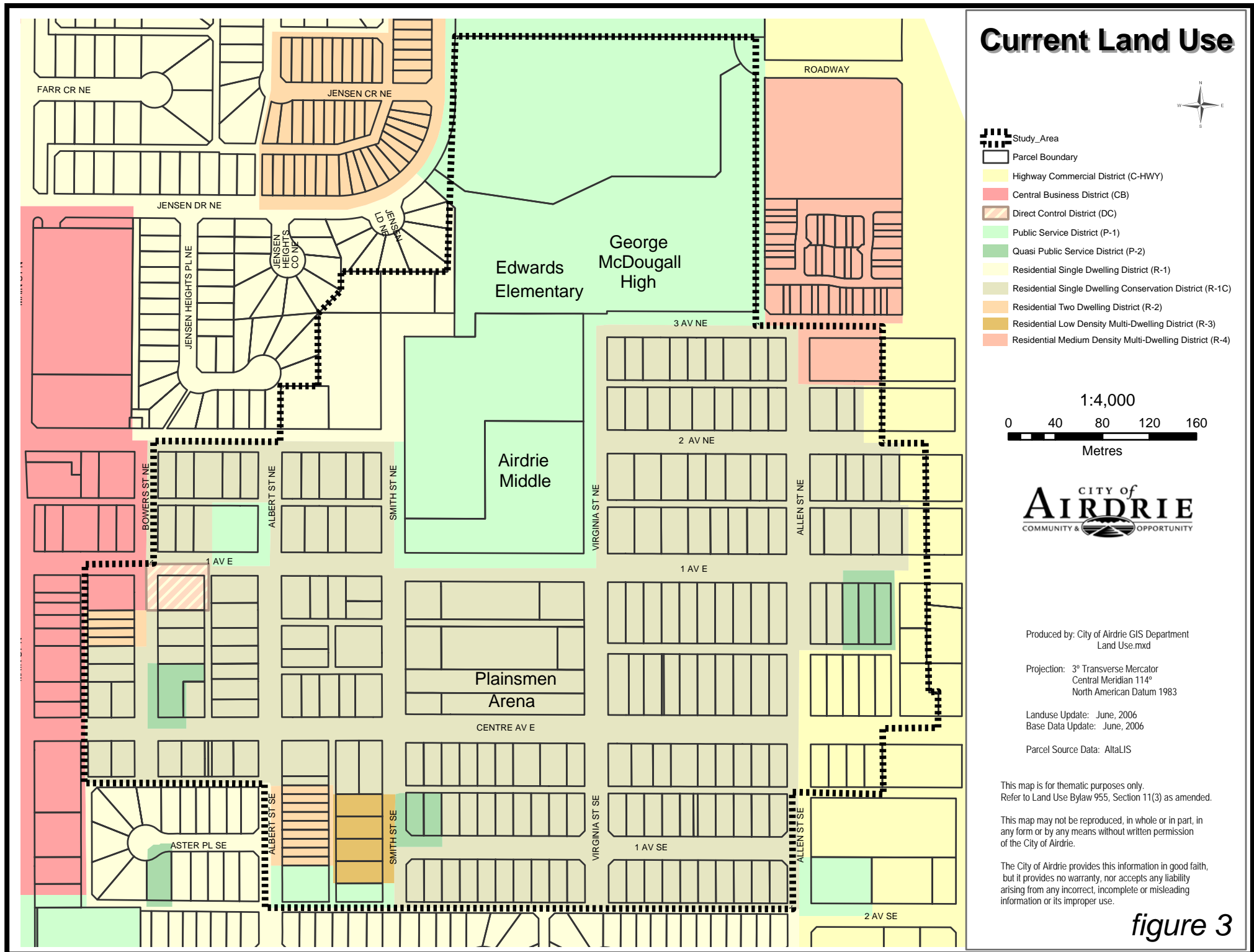
In order to provide a policy which ensures that this sense of the Village is preserved as new buildings are proposed, a set Design Characteristics of the Village is appended to this plan. This tool will be used to evaluate all new developments in the Plan area.

Objectives: Subdivision and Land Use

- Maintain single-dwelling residences as the predominant form of development.
- Implement Neighbourhood Design Characteristics as appended to this Plan to enhance and preserve the traditional character of the neighbourhood.
- Review the R-1C District and amend as appropriate.

Policies:

1. Single-dwelling residences on traditionally sized lots shall remain the predominant form of development in The Village.
2. No development or redevelopment of lots in The Village shall be permitted except in accordance with the Design Characteristics for the Village as outlined in this Plan.



3.6 *Transportation and Mobility*

One of The Village's unique features amongst Airdrie's residential communities is that it is traversed by two "arterial" roads, 1st Avenue North, and Centre Avenue. Elsewhere in the City, arterial roads tend to skirt the perimeters of residential neighbourhoods. The "Arterial" designation has been enshrined within Airdrie's Transportation Plans since their first iteration in the early 1980's.

These designations had their roots in the history of the City. First, these roadways were once the only connectors between the old centre of town and Highway #2. Even to this day, 1st Avenue is one of the few roads that traverse west Airdrie all the way from Edmonton Trail to the City's western boundary, and other such roads are also designated arterials. From a strictly functional perspective therefore, due to the fact that 1st Avenue provides a connection between various parts of the City, the arterial nature of this avenue is undeniable. One of the outcomes of the historical "arterial" designation is the 50 kph speed limit along these two avenues.

The City's Transportation Master Plan, 2006, recognizes the special circumstances pertaining to these roadways as they traverse the Plan area. (See Appendix F.) The designation of both avenues as has been reduced to a collector standard; further, the Master Plan notes that upgrading vehicular capacity of either roadway, while not absolutely precluded, is unlikely, in part due to the potential impact on the neighbourhood, and in part as other transportation options would render this upgrading unnecessary.

The area residents are quite adamant that consideration be given to reducing speeds through the neighbourhood on these two avenues. This Plan will propose that the matter of traffic flow through The Village be further evaluated with an eye to speed limits and other traffic calming measures which might be appropriate for this environment.

In the end, while local concerns are the focus of this Plan, all City streets must be considered within the context of the City's overall transportation system. While the Transportation Plan does not preclude options for changes to traffic patterns on the two principal avenues, their present carriage-way configuration is protected in this document. This is a very welcome development from The Village perspective.

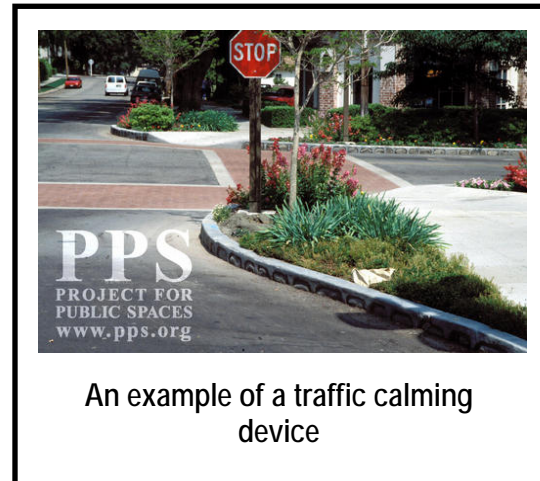
On the subject of transportation, the Plan would be incomplete if it failed to make mention of pedestrian-related features. It is suggested that the separated sidewalks which are typical of the old grid-design subdivisions provide very well for safe and attractive integration of the pedestrian system into neighbourhood design. Current interest in promoting such sidewalk designs into newer subdivisions elsewhere in the City clearly suggests that this solution has come back into fashion, and remains one of The Village's most desirable urban design features. While the separated sidewalk configuration is not found on all Village streets, it does provide for most major linkages both east-west and north-south through the Plan area.

Objectives: Transportation and Mobility

- Investigate and if appropriate enact reduction of speed limits on First Avenue NE and Centre Avenue E.
- Promote the introduction of Traffic Calming designs and devices in key locations on these Avenues.

Policies:

1. The City will investigate the need for traffic calming designs and devices, including the reduction of speed limits for these two avenues.



3.7 Further Actions/Future Possibilities

No land use plan is ever really complete. Circumstances change, stakeholders change.



An example of a destination feature in the Central Business District in Cochrane that celebrates its history

Even the implementation of a Plan itself can suggest its own amendments and refinements. So it is expected to be with this Plan. For the present, the pressing need is to put in place policies and directions which will help to stabilize this residential community, and to reduce uncertainties that exist regarding land use, redevelopment, and major public facilities. In a different social and economic environment, the Plan might have attempted much more.

As it is, this Plan would be remiss if it did not take into account the reality that changes over time could well be appropriate and advantageous to the

neighbourhood as well as the City itself. While the possibilities are various, and are likely to expand and multiply in the years to come, some matters that can be postulated now are:

- Conversion of some buildings to commercial use on the edges of the Plan Area adjacent to existing commercial districts. This would involve developing criteria for the limited conversion of specified houses to commercial uses to save historical buildings.
- Redevelopment to higher densities, perhaps considering innovative housing forms;

- More direct inter-relationship with the Central Business District.
- Enactment of a Redevelopment Levy for certain redevelopments.

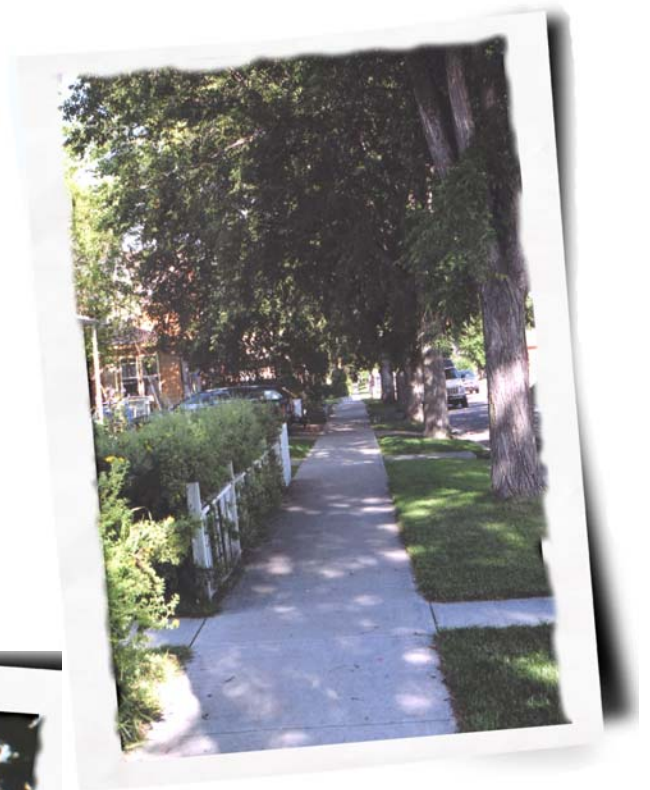
It is noted that these ideas are really not distinct from one another; rather, they form a further step in the pursuit of the City's overall goals, to promote the development of the Downtown, to become more efficient, and to continuously improve the City as a vibrant human settlement by remaining open to creativity.

For these reasons, the people who have produced this Plan need to remain committed to thinking about what forms change might take as it inevitably occurs in Airdrie. Ideally, this commitment will take the form of a dialogue amongst the neighbourhood stakeholders and the government of the City. New ideas will flow from both directions, and new players with interests in The Village will emerge. This is not to say that what has been accomplished in this Plan will be lost or abandoned. Perhaps the most important contribution of this Plan is not a final conclusion, but a base upon which to build.

4.0

Action Plan

Implementation Strategy



Section 4 - Implementation Strategy

4.1 Action Plan

Category	Action	Responsibility (who will do it)	Timing
<i>Timing* Short term – one year (2007) Medium Term – 2 to 4 years (2008 – 2011) Long Term – 5 or more years (2012 and later, and includes ongoing projects) Note: All actions requiring expenditures of City funds are subject to the City's budgeting process.</i>			
Fiscal and Economic Health	Stabilize real estate values by establishing a clear direction for the neighbourhood.	City Council	Short
	Maintain the economic health of the neighbourhood through the improvement and maintenance of public open spaces.	City Parks City Public Works	Short / Long
Environment	Maintain and enhance boulevard tree planting to re-establish the tree canopy.	City Parks	Short / Long
	Pursue the design of, and enhance Jensen Park and other open spaces.	City Parks	Short / Medium
	Develop a community identity to include community entrance signs and public space design guidelines (to be compatible with the Design Guidelines as contained within the Downtown Area Redevelopment Plan).	City Parks City Planning	Short
	Provide tangible improvements to enhance the character of the area, which could include street furniture (light standards, street signs, planters, refuse receptacles, benches, etc.).	City Parks City Public Works	Medium / Long
	Provide entrance signs at principal access points.	City Council City Parks	Short
Governance and Social Well Being	Create a Village Community Association, with assistance from Alberta Community Development.	Area Residents	Short
Land Use and Subdivision	Maintain single-dwelling residences as the predominant form of development.	City Planning	Ongoing
	Implement Neighbourhood Design Characteristics as appended to this Plan to enhance and preserve the traditional character of the neighbourhood.	City Planning City Council	Short
	Review the R-1C District and amend as appropriate.	City Planning Area Residents	Short

Transportation and Mobility	Review of Transportation Plan	City Engineering City Planning	Medium
	Consider reduction of speed limits on Centre and First Avenues.	City Engineering	Short / Medium
	Consider where appropriate “traffic calming” measures or devices.	City Engineering City Public Works	Medium
Further Study/ Future Possibilities	Investigate conversion of some buildings to commercial use on the edges of the Plan Area adjacent to existing commercial districts. (Would involve developing criteria for the limited conversion of specified houses to commercial uses to save historical buildings.).	City Planning Area Residents	Medium / Long
	Investigate redevelopment to higher densities, perhaps considering innovative housing forms.	City Planning Area Residents	Medium / Long
	Investigate more direct inter-relationship with the Central Business District.	City Planning	Medium / Long
	Consider Redevelopment Levies for possible neighbourhood improvements.	City Planning	Medium/ Long

4.2 Summary

This Plan requires that actions be taken by City Administration and by the residents themselves. These actions are outlined in the table above, and responsibilities are clear. By adopting this Plan, the City is committing to some specific actions.

In order that the full benefit of this Plan be realized, there are also commitments required of the area residents. Foremost amongst these would be to follow up on the creation of a Community Association, which would be able to address a number of neighbourhood issues raised in this planning process. These might include:

- A voice with City Council regarding general neighbourhood concerns;
- A mechanism to provide for neighbourhood sociability;
- A venue for Neighbourhood-driven initiatives, such as snow clearing, lawn maintenance, community clean-up, and so on;
- A review of Proposed Architectural Design Guidelines
- Liaison with the School Board regarding litter and vandalism, as well as neighbourhood appreciation, historical information and inclusion of our youth;
- Development of an Historical Society to:
 - Document the history of the neighbourhood;
 - Identify historically significant buildings;
 - Develop historical walking tours and historical interpretation.

Perhaps as much as any other outcome of this Plan, the coming together of its residents to protect and enhance The Village, and to illuminate and celebrate its history and share it with the rest of Airdrie will be its most lasting contribution.

Appendices

Appendix A: Working Group SWOT Charts

Appendix B: Designs for Enhancement of City Park Spaces and Streetscape

Appendix C: Demographics and Community Characteristics

Appendix D: Explanation of Re-subdivision Potential

Appendix E: R-1C District Rules from Land Use Bylaw B-09/2005

Appendix F: Excerpt from 2006 Transportation Master Plan

Appendix G: Design Characteristics for the Village

Appendix A – Working Group SWOT Chart

ENVIRONMENT

WHAT'S WORKING (STRENGTHS)	WHAT'S NOT (WEAKNESSES)
<ul style="list-style-type: none"> - big lots - mature trees, new trees, large trees - Birds - Easy access to Main Street, proximity to downtown - lanes - 1st avenue is quiet - easy access to Highway #2 - some pride of ownership - single family housing and no commercial - boulevard sand separate sidewalks 	<ul style="list-style-type: none"> - speed limits of first and Centre Avenues in mornings and afternoons - nothing yet, there is not plan - traffic flow - parks maintenance and garbage - vehicles in back yards - side walk maintenance - overhead wires - general cleanliness - health of trees and tree replacement - maintenance of school sites - garbage from schools and other non-residential uses - yard maintenance - back yard mechanics - trucks on residential streets - appearance of the Plainsman Arena - people living in holiday trailers - lane grading
HOPES AND IDEAS (OPPORTUNITIES)	FEARS AND CONCERNS (THREATS)
<ul style="list-style-type: none"> - garbage containers on boulevards - new trees that actually grow - flower pots, park benches, lamps - an overall attractive community with a theme - make it like Heritage Park - architectural controls / design controls which beautify - restricted access - community entrance signs - permit parking areas - infill development - schools as a part of the plan - zoning to remain as single family - preserve older homes - restoration grants - power lines underground - speed control in school zones - door step recycling - storm sewers - water tower a historic site 	<ul style="list-style-type: none"> - old housing replaced with ugly infill / polluting industry - garbage problems will increase - losing trees - widening streets - large backyards = increased backyard business - more an newer development - if nothing is done, Airdrie will become a slum

SOCIAL WELL BEING

WHAT'S WORKING (STRENGTHS)	WHAT'S NOT (WEAKNESSES)
<ul style="list-style-type: none">- Good / friendly neighbours- Community participation in the project- Proximity to schools- Growing sense of community- Child friendly- Desire to participate- People are getting involved- Sense of community- Relatively safe community	<ul style="list-style-type: none">- police response times- no community association- no sense of community
HOPES AND IDEAS (OPPORTUNITIES)	FEARS AND CONCERNS (THREATS)
<ul style="list-style-type: none">- community association with each block being represented- new name "The Village"- sense of community to grow	<ul style="list-style-type: none">- if nothing is done, Airdrie will become a slum

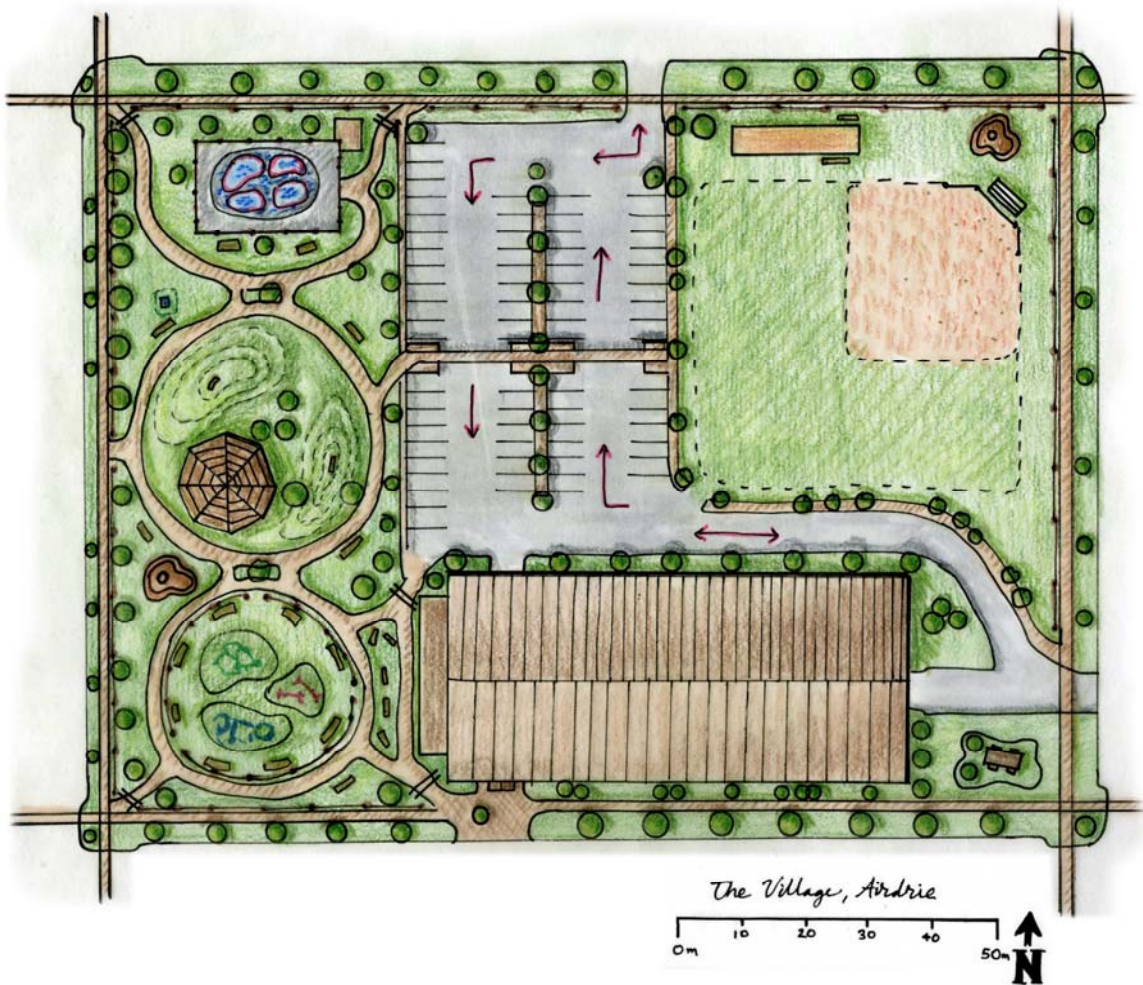
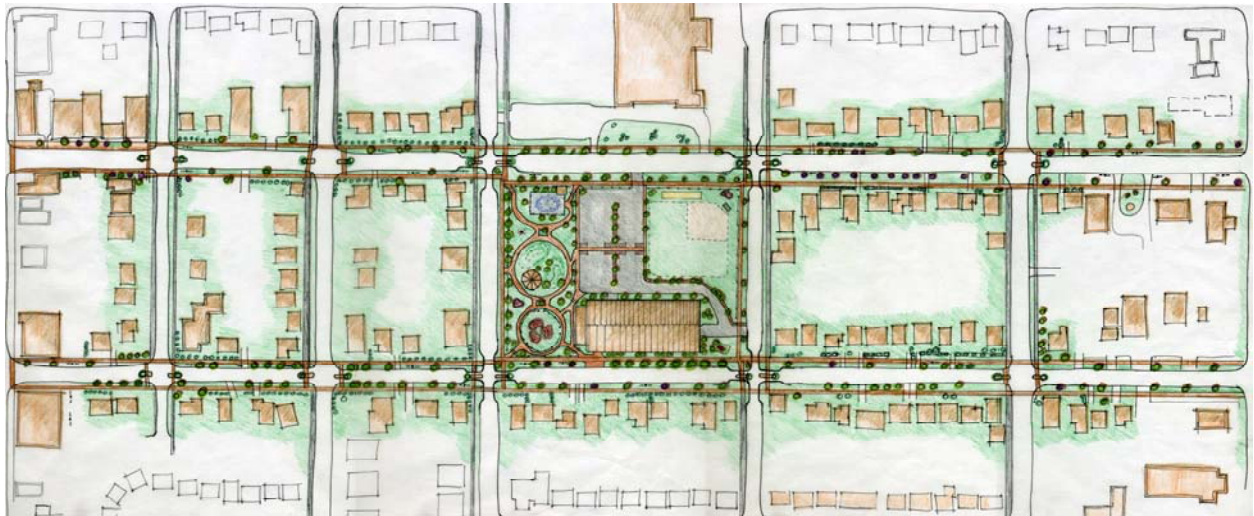
ECONOMY

WHAT'S WORKING (STRENGTHS)	WHAT NOT (WEAKNESSES)
	<ul style="list-style-type: none">- nothing yet, there is no plan- home occupations with no permits- back yard mechanics- business owners not accountable for the cleanliness of the properties
HOPES AND IDEAS (OPPORTUNITIES)	FEARS AND CONCERNS (THREATS)
<ul style="list-style-type: none">- federal / provincial money for cities with some to be spent in old town- limited use of homes for commercial purposes- city surpluses apportioned to old town (not just new areas)	<ul style="list-style-type: none">- too much commercial property will be allowed- businesses will be scattered throughout- will become a commercial area- all costs will be downloaded on the residents- increased taxes- reduced safety due to commercial- commercial intrusion

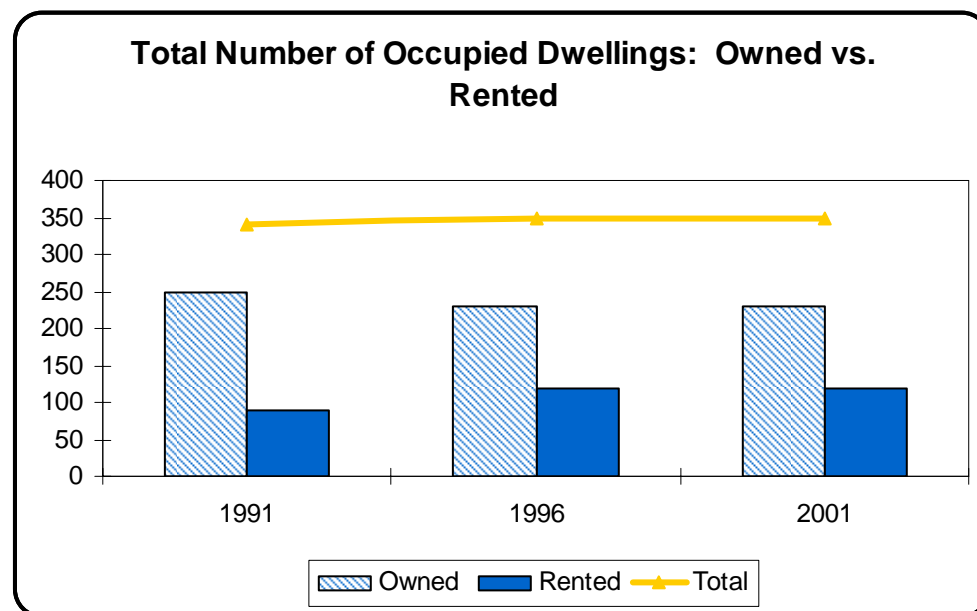
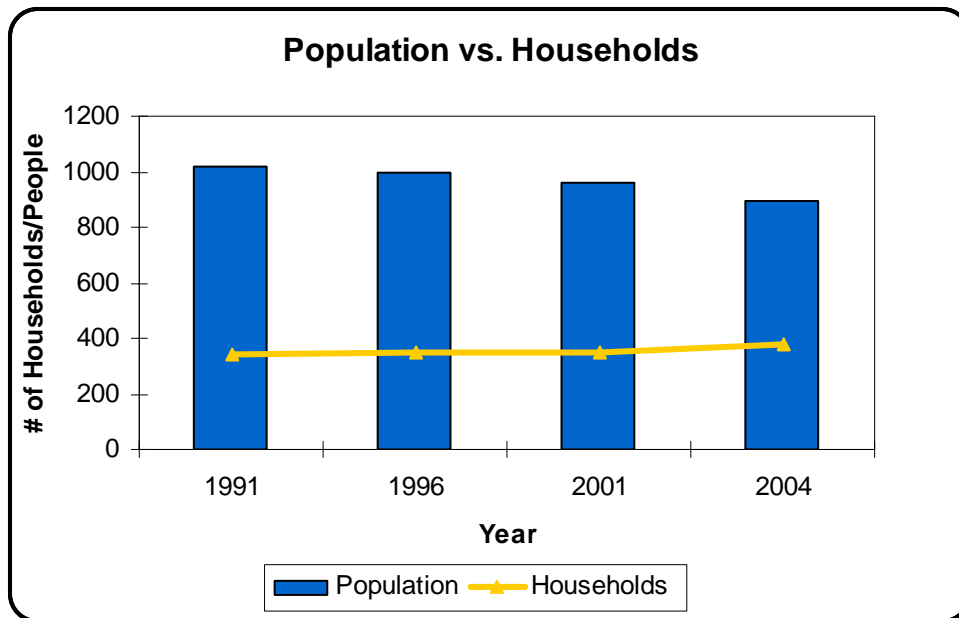
GOVERNANCE

WHAT'S WORKING (STRENGTHS)	WHAT NOT (WEAKNESSES)
<ul style="list-style-type: none">- Council seems to be listening- City is showing concern- We are all talking	<ul style="list-style-type: none">- Old town has been neglected- Issues are not addressed as quickly as they could be- Cats are running loose- Poor animal control- Zone controls- Unequal treatment compared to new areas- Speed zones are not enforced- No response to complaints / bylaws are not enforced- 50 km speed limit is too high
HOPES AND IDEAS (OPPORTUNITIES)	FEARS AND CONCERNS (THREATS)
<ul style="list-style-type: none">- equal treatment- commitment from the City of Airdrie- restrictive zoning for vehicles/ unsightly- enforcement- improved maintenance	<ul style="list-style-type: none">- no real commitment for the City to follow through- hidden agenda of Council and the planning department- City will allow redevelopment without consultation- City does not mean what it says- City will do its own thing- all talk no action- unfair plans- City will not pay for improvements

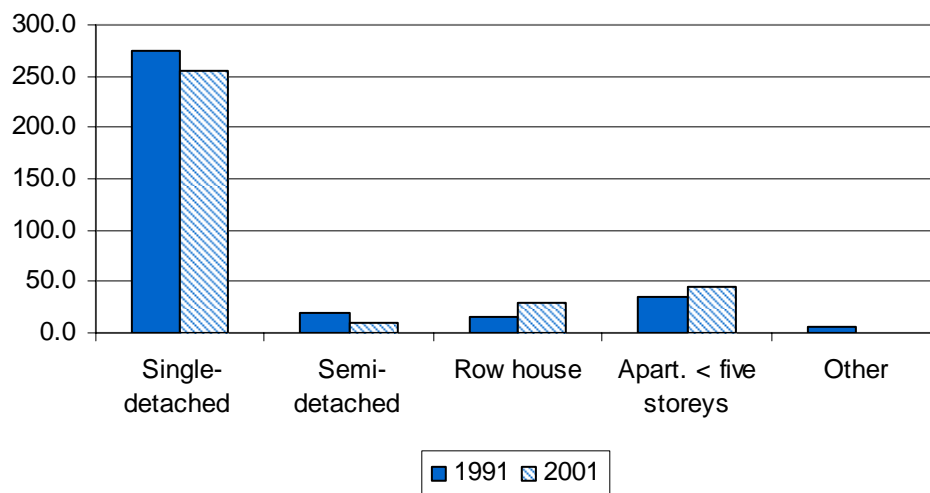
Appendix B – Designs for Enhancement of City Park Spaces and Streetscape



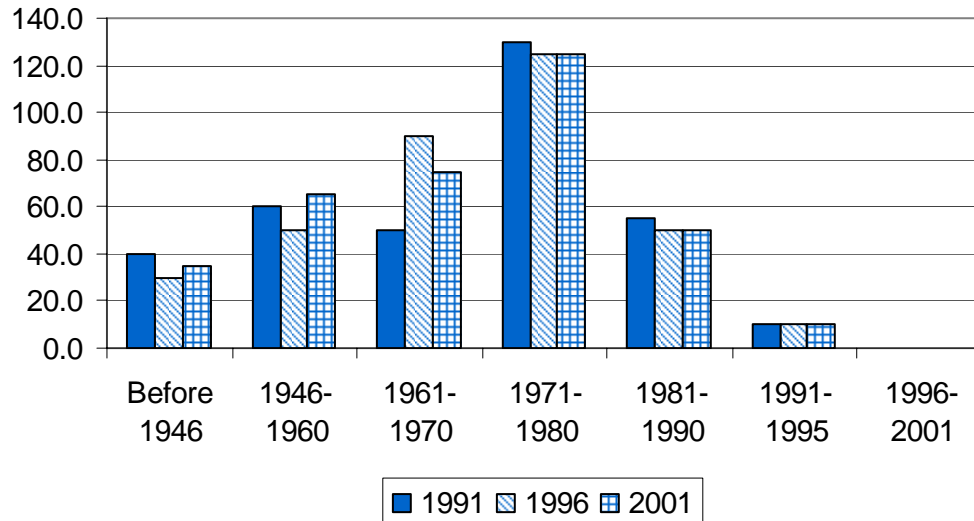
Appendix C – Demographics and Community Characteristics

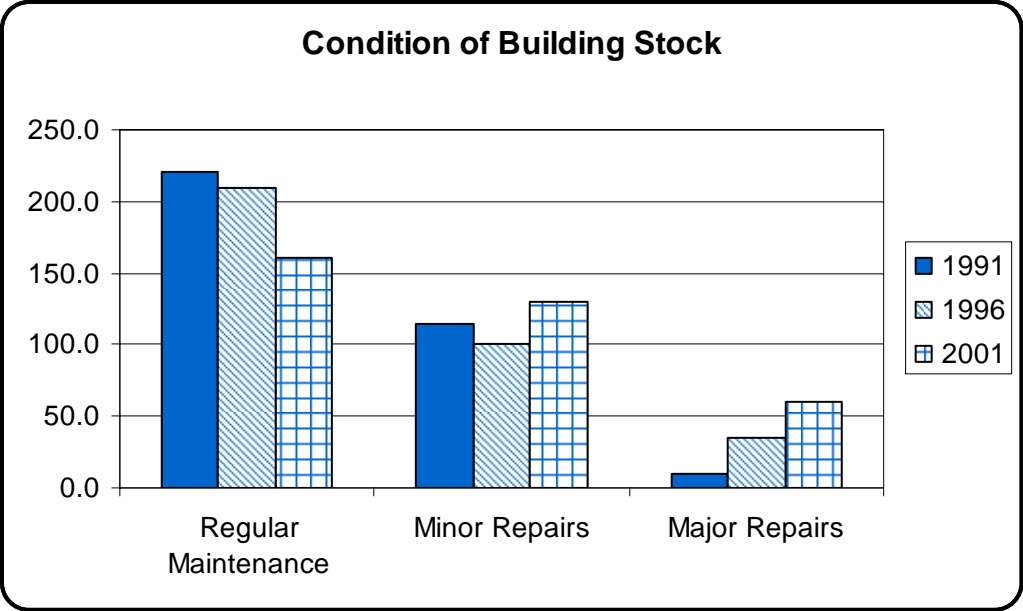


Structure Type



Building Age





Appendix D – Explanation of Re-subdivision Potential

Provincial Land Titles legislation rests largely on the creation of lots on registered plans, providing titled pieces of land that may be sold and developed. The current process of municipal subdivision approval is a required part of this process, and one with which Council will be familiar.

In the older parts of Alberta communities, registered plans commonly included some lots created in conjunction with sites for railway station grounds. As such, they were often created in the earliest days of development of Alberta, concurrently with the arrival of the Canadian Pacific Railway, shortly after the turn of the last century. These lots were typically 25 feet wide, and 120 feet deep, organized in blocks with streets being dedicated along the frontage, and 20-foot-wide rear lanes between back yards. Examples of such registered plans may be found, doubtless in the thousands, in the older parts of Western Canadian communities and several examples may be found in Airdrie itself.

At least as far back as the Planning Act of 1970, very old legal plans were no longer considered as acceptable design schemes upon which to create new titles in cases where such titles were not already in place. That Act, (and its more recent iterations), provides that a Plan of Subdivision registered before July 1, 1950 may not be used to create new titles unless such a division of titles is approved specifically by the local approving authority.

For example, it is common in older areas that a home could occupy a parcel of land legally described as, say, “Lots 1 and 2”. This parcel legally exists as a single title, and typically describes a legal parcel of 50 feet in width (two 25-foot-wide lots), and 120 feet in depth. Such a title cannot be re-divided into two titles for “Lot 1” and “Lot 2” without approval from the City if the plan which created those lots was registered before July 1, 1950. The intent of such a provision is to allow such re-division only where the municipal authority agrees, as these older lots often no longer reflect municipally acceptable standards regarding lot sizes.

Appendix E – Excerpt from Land Use Bylaw – B-09/2005

Section 4-6 Residential Single Dwelling Conservation District (R-1C)

1 Purpose and Intent:

The purpose and intent of this District is to provide for single dwelling housing on existing lots of varying widths and areas; and, to protect lands within the District from new developments which are not in keeping with the character and appearance of existing development; and, to provide for the development of homes of traditional architectural character. The rules within this District shall apply to new construction commenced or applied for after December 17, 1990.

2 List of Permitted Uses:

Accessory Buildings
Dwellings, Single-Detached (excluding mobile homes)
Movable Structures

3 List of Discretionary Uses:

Bed and Breakfast Facilities
Home Occupations
Swimming Pools, Private

4 General Requirements for Permitted and Discretionary Uses

In addition to the general land use provisions contained in Sections 3-1 to 3-4 and 4-1 of this Bylaw, the regulations contained in Sections 4-6(5) through 4-6(9) shall apply to every development in this District.

5 Minimum Requirements

(a) Area of site: 464.5 square metres.

(i) In addition to Section 4-6(5)(a), no lot shall be created or reduced in area through re-subdivision which would create a new lot from the rear portion of any existing lot.

(b) Width of site: 15 metres.

(i) In addition to Section 4-6(5)(b), no lot shall be created or reduced in area through re-subdivision which would create a new lot from the rear portion of any existing lot.

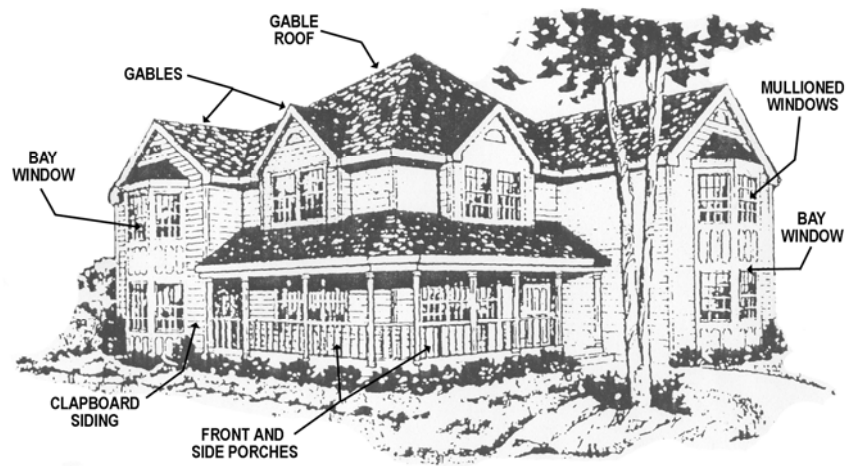
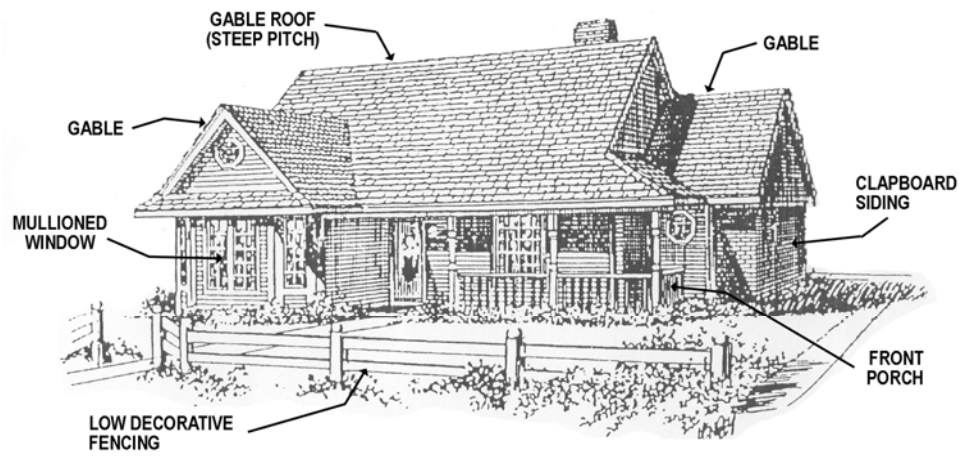
(c) Front yard: 5 metres.

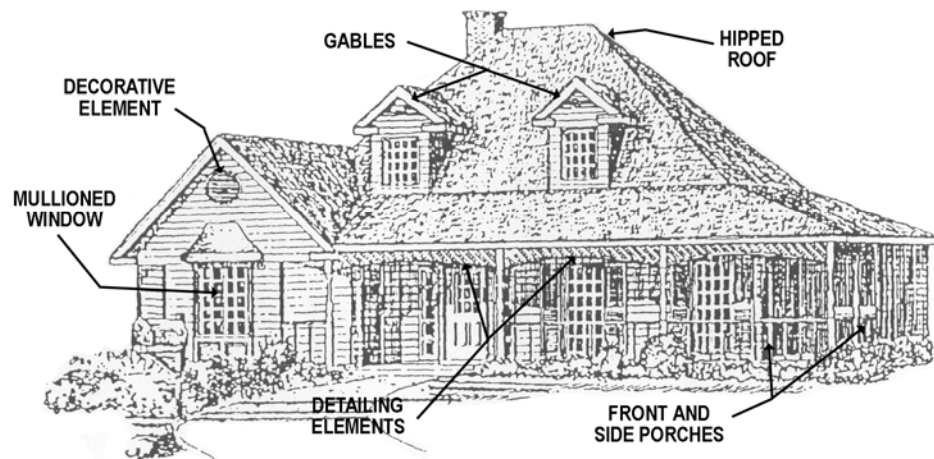
(d) Side yards: 1.2 metres.

- (e) Side yards (street side of a corner site): 3 metres.
- (f) Side yard (laned sites): A minimum width of 2 metres for each side.
 - (i) Despite Section 4-6(5)(f), the minimum side yard shall be decreased to 1.2 metres for buildings constructed prior to December 17, 1990.
- (a) Rear yard: 8 metres.

6 Maximum Limits:

- (a) Height of principal buildings: 9 metres.
- (b) Number of residential buildings per site: 1.
 - (b) Additional Guidelines Respecting Design, Character and Appearance:
 - (a) Front drive garages shall not be permitted.
 - 1 Despite Section 2-3(3)© of this Bylaw, the Approving Authority shall not grant variances on yards or height.
 - (b) Residential construction shall be, in the opinion of the Approving Authority, appropriate in character. The following architectural and design elements may be used to achieve this character.
 - Gabled or hip roofs, steeper pitches,
 - Multi-paned or mullioned windows,
 - Horizontal clapboard style siding,
 - Front porches,
 - Natural or traditional materials, examples include cedar shakes, brick, etc.,
 - Bay or bow windows, arched windows,
 - All mechanical roof apparatus to be contained within chimney structures, and
 - Richness of detail as to trim, exposed structural and decorative elements, etc.
 - (c) In addition, site plans shall show the continuation of the architectural theme. Elements which may contribute to this are:
 - Mature trees,
 - Traditional fence and landscaping design,
 - Screened parking areas, and
 - Compatible design for accessory buildings.
 - (d) For the purposes of illustration, the drawings below are intended to depict elements of the preferred architectural style:





8 Soft Landscaping Requirements:

The general requirements for landscaping contained in Sections 3-3 and 4-1(7) of this Bylaw apply to this District.

9 Other Requirements:

- (a) Parking is to be provided in accordance with Section 3-2 of this Bylaw.
- (b) Additional general and special setbacks may be required in accordance with Section 3-1 of this Bylaw.

Appendix F – Excerpt from the Transportation Master Plan

Transportation Master Plan 2006 – Project No. 25108 – May, 2006

5.4.3 First Avenue

There are ongoing local concerns with the ultimate designation of First Avenue from Main Street to Edmonton Trail as a 4-lane undivided arterial. This would primarily facilitate AM peak traffic using Edmonton Trail to access Highway 2 southbound. As discussed in Section 7.2, it has been confirmed that upgrading of this downtown roadway is not required at the 55,000 population horizon, and that there may ultimately be other, less disruptive solutions to accommodating peak eastbound traffic in the morning. As such, it is recommended that the ultimate 4UAV designation be removed.

7.3 Railway Avenue / Tower Lane Connection

The City of Airdrie has long made provision for a future additional CPR crossing near the downtown business district. This connection, between Railway Ave and Tower Lane Road / Center Ave, would provide relief to First Avenue as the only west gateway across the CPR and Nose Creek into the central business district. The Railway Ave / Tower Lane alignment has been identified as the most logical connection point, in that it takes advantage of an existing Nose Creek bridge and helps to divide downtown-bound traffic, with traffic from the south using Railway Ave and Center Ave, and traffic from the north using First Ave. On the basis of a Preliminary Design report prepared by ISL in 2004, the City obtained agreement from CP Rail that they will not object to this additional crossing when it is constructed, in return for the City's agreement to permit the relocation of CP Rail's siding facilities on the south side of the City.

Within the context of this study, the traffic forecasting specifically addressed the necessary timing for the Railway Ave connection. The critical analysis for First Ave / Railway Ave is for AM peak traffic accessing the Edmonton Trail / Highway 2 on-ramp City of Airdrie from the west sector of the City. In this analysis, discussed in Section 4.4, it was found that the Railway Ave connection is required to relieve traffic on First Ave at the 55,000 population horizon, but not at the 35,000 horizon. As such, the City is well-positioned to conclude negotiations with CP Rail well before construction of the link is required.

1 Avenue by the Plainsmen Arena September of 2003. The Saturday volume in 2003 was 3988 vehicles (3071 WB, 917 EB). Peak hours were 11:00am to 3:00pm averaging 350 vehicles per hour (about 250 WB, 100 EB). Add 12% to these volumes to get the 2005 volumes.

Appendix G

Design Characteristics for the Village

Applications for developments or redevelopments within the Village Plan area will be reviewed in accordance with the City of Airdrie Land Use Bylaw and the Alberta Building Code.

All developments or redevelopments for lands within the Village Plan area shall conform to these Design Characteristics.








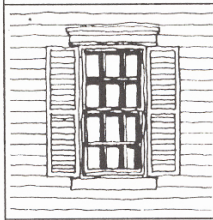
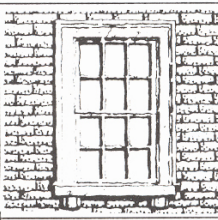
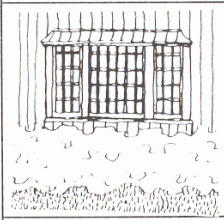



The Village shall be developed, with traditional design characteristics and architectural elements, preserving and enhancing its unique features.



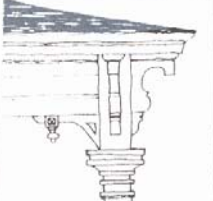







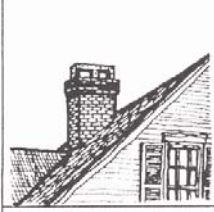


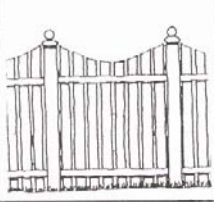
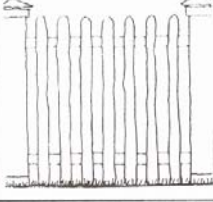
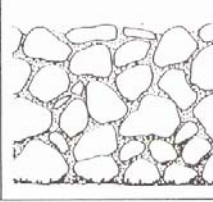
The following architectural and design elements will be used to achieve this character. These elements will be incorporated for all development within the Village Plan.

	Residential Building Types	Commercial Building Types	Institutional Building Types	Out Building Types
Building Massing and Style				
Roof Types & Materials				
Facade Treatment & Materials				
Entry & Doors				
Windows				
Eaves, Porches & Arcades				
Trim				
Towers				
Cross Gables & Dormers				
Gutters				
Chimneys				
Walls, Fences ,and Hedges Front Yard				
Colours				
Driveway				
Pavement Materials & Textures				
Crub Treatment				
Streetlights				
Street Signs				
Street Furniture				

**(A.C. Nelsessen, Visions for a new American Dream 1993 pg 344 to 345)*

For the purposes of illustration, the drawings below are intended to depict elements of the preferred architectural style.

BUILDING MASSING AND STYLE				
ROOF TYPES & MATERIALS				
FACADE TREATMENT & MATERIALS				
ENTRY & DOORS				
WINDOWS				
EAVES, PORCHES, & ARCADES				

TRIM				
TOWERS				
CROSS GABLES & DORMERS				
GUTTERS				
CHIMNEYS				
WALLS, FENCES (FRONTYARDS)				

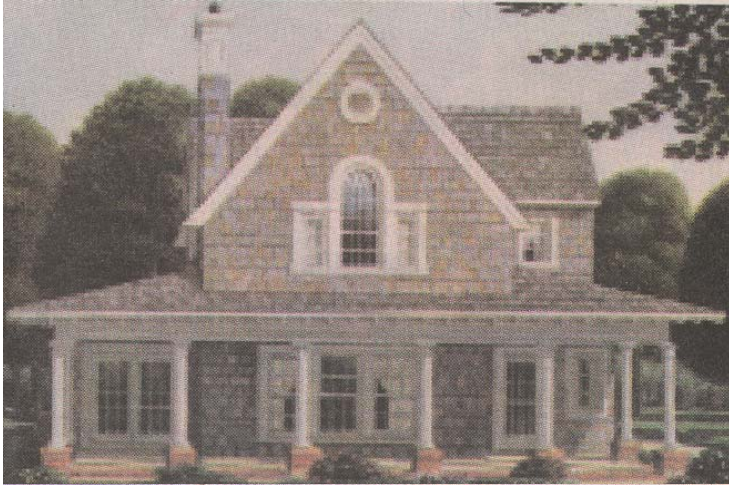
* (A.C. Nelsessen, *Visions for A New American Dream* 1993 pg 346 to 347)

In addition, site plans shall show the continuation of the architectural theme. Elements which may contribute to this are:

- Mature Trees,
- Traditional fence and landscaping design,
- Screened parking areas, and
- Compatible design for accessory buildings.

Examples of Traditional Style

Photos courtesy of Diamond A Construction, Three Hills, AB







Photos courtesy of Diamond A Construction, Three Hills, AB



References

Anton Clarence Nelsessen, *Visions For A New Amercian Dream* (Chicago, IL: Planners Press American Planning Association, 1994), pg. 344-347.