

## Calgary Metropolitan Regional Board

The **Downtown Area Redevelopment Plan** (ARP) aligns with the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP). The IGP contains several principles to promote efficient development across the region in a collaborative and coordinated fashion. The Interim Regional Evaluation Framework (IREF) was developed to aid in assessing proposed development throughout the region. A summary of the ARP evaluation using the IREF is found below.

### IREF Summary

Interim Growth Plan Principles & Objectives	City of Airdrie Downtown Area Redevelopment Plan
<p><i>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</i></p>	<ul style="list-style-type: none"> <li>○ Existing servicing capacity will be used to accommodate additional redevelopment and intensification in the downtown, which is addressed in Section 2.03 of the Plan (Maximizing Servicing Capacity).</li> <li>○ Section 2.03 further notes that Airdrie is fully integrated with the City of Calgary’s water and wastewater distribution system.</li> <li>○ Higher densities and greater intensity of use in this area are referenced throughout the Plan and it is noted that there is latent servicing capacity in the local water system to accommodate up to and equivalent cap of 25,000 population and a wastewater capacity for 5,300 population (see page 47 of the ARP).</li> <li>○ Intensity of use was a key factor in setting targets for the plan to provide for new population and jobs within the downtown with specific reference in Section 1.06 of the Plan (Aspirations and Targets). Transit-supportive policies and actions are further referenced in other sections of the plan as a part of the multimodal transportation network that is desired in the downtown area and to support pedestrian mobility within the Plan area as well. This includes municipal action 2 in Section 3.05 of the Plan which recommends the preparation of a transit strategy for moving people to and within the Plan area using transit.</li> </ul>
<p><i>Principle 2: Protect Water Quality and Promote Water Conservation</i></p>	<ul style="list-style-type: none"> <li>○ The plan promotes water conservation and specifically supports low impact designs, use of green infrastructure, or other innovative methods where they will demonstrably be more efficient with existing water and wastewater networks. (Section 2.03 policy 6).</li> </ul>

	<ul style="list-style-type: none"> <li>○ The key ecological system within the Plan area is the Nose Creek corridor and this interface is specifically addressed in Section 2.09 of the Plan (Corridor and Boundary Areas).</li> <li>○ Specific policies draw on best practices for stormwater and watershed management as well as Provincial Floodway and Floodplain Regulations which are already established and implemented through Airdrie's Land Use Bylaw. The Downtown Plan, and Airdrie's practice more generally, also cross-references and supports policies in the Nose Creek Watershed Management Plan to address this area (Section 2.03 policy 8).</li> </ul>
<p><i>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</i></p>	<ul style="list-style-type: none"> <li>○ Downtown revitalization fundamentally supports efficient use of land and cost-effective development by supporting intensification in a central, established area of the city (Section 2.01).</li> <li>○ The Plan leverages existing development capacity to support higher densities, appropriate to the scale and context of Airdrie's downtown (Section 2.01 policy 3, and municipal action 1).</li> <li>○ Downtowns provide several key functions and services, and the provision and coordination of community services and facilities are addressed through Section 3 of the Plan (Downtown Functions), which provide policy and action areas for affordable housing, events and placemaking, and social well-being.</li> <li>○ Section 3.07 (Health Promotion) also provides a policy area addressing the role of planning and the built environment on health and wellness outcomes.</li> <li>○ There are specific actions in the plan that target reducing barriers to public services located in the downtown and coordinating with other civic and quasi-civic agencies and institutions in doing the same. (Section 3.08 municipal action 1).</li> </ul>

<b>Interim Growth Plan Policy Areas</b>	<b>City of Airdrie Downtown Area Redevelopment Plan</b>
<p><i>Section 3.2.2 Coordinate planning with other member municipalities</i></p>	<ul style="list-style-type: none"> <li>○ <b>Not Applicable.</b> The plan area, including a 1.6km buffer, is entirely within the City of Airdrie's boundary and would not trigger any coordination or engagement from neighbouring municipalities.</li> </ul>
<p><i>Section 3.2.3 Water, Wetlands, and Stormwater.</i></p>	<ul style="list-style-type: none"> <li>○ The ARP is entirely within a developed area and specifically protects the Nose Creek corridor, recognizing it as a significant local and regional resource.</li> </ul>

	<ul style="list-style-type: none"> <li>○ Stormwater and watershed management are specifically referenced in the Plan under Section 2.09 policy 8.</li> <li>○ Municipal Action 2.09(1) outlines amendments to the Land Use Bylaw that will prohibit walls, fences, and berms from being constructed in proximity to Nose Creek and is planned to be brought forward for adoption concurrent with 3rd reading of this Plan.</li> </ul>
<i>Section 3.3.1 and 3.3.2 Floodways and Flood Prone Areas</i>	<ul style="list-style-type: none"> <li>○ The Plan aligns and cross-references the City of Airdrie Land Use Bylaw, which addresses development near Floodways and Flood Prone Areas (Section 2.09 policy 7 and Section 2.10 policy 2). A copy of the relevant sections of the Land Use Bylaw are provided as an additional attachment to this application.</li> <li>○ These regulations implement provincial requirements and best practices, prohibiting development in a Floodway and ensuring that preventative measures are put into place to support development in the Flood Fringe.</li> </ul>
<i>Section 3.4.1 Intensification and Infill Development</i>	<ul style="list-style-type: none"> <li>○ This Plan anticipates Intensification and Infill Development in Airdrie's downtown and is specifically intended to achieve higher density development and efficient use of land and existing services.</li> <li>○ A mix of residential and commercial land uses are supported in the Plan, and these are detailed in Section 2.01 (Redevelopment Height, Density and Form) and 2.02(Downtown Land Uses).</li> </ul>
<i>Section 3.4.1.2 Hamlets and other unincorporated communities</i>	<ul style="list-style-type: none"> <li>○ <b>Not Applicable.</b> This Plan area does not pertain to any hamlets and other unincorporated urban communities within rural municipalities.</li> </ul>
<i>Section 3.4.2 Expansion of Settlement Areas Section 3.4.3 New Freestanding Settlement Areas Section 3.4.4 Country Residential Development</i>	<ul style="list-style-type: none"> <li>○ <b>Not Applicable.</b> The Plan provides for intensification and infill development within Airdrie's established downtown. It does not contemplate any expansion, new settlement areas, or country residential development.</li> </ul>
<i>Section 3.4.5.1 Employment Areas - Efficient use of Infrastructure and Services</i>	<ul style="list-style-type: none"> <li>○ Part of the vision for Airdrie's downtown is to ensure that it is a central economic engine for the Municipality and remains competitive with other outlying employment areas. To this end, the Plan contemplates a range of employment uses and supporting facilities that can take advantage of the central location and the increase in intensity of use that is outlined in the plan. The plan also targets drawing both new residents and jobs to the area (Section 1.06).</li> </ul>

	<ul style="list-style-type: none"> <li>○ As an employment area, servicing capacity was reviewed under a "population equivalence" to ensure that new commercial developments were being considered and accommodated within existing infrastructure and services.</li> </ul>
<i>Section 3.4.5.2 Employment Areas - Transit</i>	<ul style="list-style-type: none"> <li>○ The central area of the plan facilitates connections to the existing transit network which would also be supported by further coordination between Airdrie's Planning and Transit teams, guided by the principles of the plan and sections on Multimodal Transportation (Section 3.04) and Pedestrian Mobility (Section 3.05).</li> </ul>
<i>Section 3.5.1 Mobility Corridors</i>	<ul style="list-style-type: none"> <li>○ Highway 567 and a Potential Higher Order Transit corridor are within the 1.6km boundary of the Downtown Plan and is shown on Schedule 3.</li> <li>○ The plan was evaluated in context with overall work on Airdrie's 2020 Transportation Master Plan and does not result in any significant additional load on this corridor.</li> <li>○ The plan proposes mixed use and high-density development that aligns with expectations of Airdrie's downtown and is well-served by Main Street as the key arterial through this area connecting with Highway 567 further north.</li> <li>○ Intermunicipal transit and trail systems also pass through the Plan area and are reflected in Schedule 4.</li> </ul>
<i>Section 3.5.2 Transmission Corridors</i>	<ul style="list-style-type: none"> <li>○ Intermunicipal Water and Wastewater Transmission Lines are within 1.6km and located to the south of the plan area, as shown in Schedule 5.</li> <li>○ Airdrie overall is fully integrated with the City of Calgary's water and wastewater distribution system.</li> <li>○ With that noted, this plan relies entirely on existing water and sanitary capacity within Airdrie's local system to accommodate the planned intensification and infill of the downtown.</li> <li>○ There are energy transmission corridors within the north boundary of the plan area and the 1.6km buffer around the same, and these are reflected in Schedule 6.</li> <li>○ These transmission corridors are within established Rights of Way and would be maintained and addressed through individual development applications within the plan and surrounding area, ensuring that rights-of-way and related infrastructure are protected from any adverse impacts from redevelopment and intensification.</li> </ul>

**BYLAW NO. B-01/2016**

## **OFFICE CONSOLIDATION**

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**Consolidated June 3, 2022**

A handwritten signature in black ink, appearing to read 'Gail Gibeau', written over a light gray rectangular background.

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Gail Gibeau  
Development Officer

Of a Bylaw totalling three hundred twenty seven (327) pages,  
With an Appendix A – Figures totalling thirty eight (38) pages,  
And an Appendix B – Maps totalling eight (8) pages.

# Land Use Bylaw

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### *Amenity Areas in Multifamily Residential Districts*

The following standards shall apply to any residential development in the R3, R4, R5, and R-BTB districts:

- (6) Where balconies are provided as a private amenity area for a residential unit, they shall have a minimum area of at least 4.5m<sup>2</sup> and a minimum dimension of at least 1.5m.
- (7) All other types of amenity space provided in this district must meet the minimum area requirements outlined in the applicable land use district and a minimum dimension of at least 2.44m. [Bylaw B-13/2021](#)
- (8) Where portions of a larger amenity space do not meet the minimum dimension requirements listed above, the Development Authority may deem that it complies with this section as long as the development meets all other requirements of this Bylaw and the space provided is appropriate for the associated land use.
- (9) For Multi-Residential Development, at least 30% of the minimum amenity area required within the district regulations must be provided as a private amenity area for exclusive use of the dwelling unit (yard, porch, deck, balcony, etc.)
- (10) Where a Multi-Residential Development exceeds 100 dwelling units at least 1m<sup>2</sup>/unit must be provided as common/shared amenity space, in addition to the amenity area requirements outlined in the applicable land use district.

## **7.5 Development in a Floodway**

No development is allowed in the floodway with the exception of:

- (1) Structures and associated works for flood control;
- (2) A structure, fence, or retaining wall that in the opinion of the Development Authority is not likely to be significantly damaged by a flood or obstruct the flow of water. Written support from Alberta Environment may be considered in rendering this decision;
- (3) Public Parks and Outdoor Recreation facilities that do not obstruct the flow of water;
- (4) Agricultural land uses that do not obstruct the flow of water;
- (5) Public utilities, bridges, and pedestrian walkways that do not obstruct the flow of water;
- (6) No development, including buildings, replacement of existing buildings, external alterations or additions to existing buildings is allowed in the floodway that may in the opinion of the Development Authority adversely alter the floodway hydraulics.
- (7) No grading, filling or removal of material of any kind is allowed in the floodway unless expressly approved in writing by the Alberta Environment and deemed appropriate by the Development Authority.

## **7.6 Development in a Flood Fringe**

Development on land in the flood fringe shall comply with the following standards and requirements:

- (1) It is the responsibility of the development applicant to provide adequate protection against flooding, settlement and slumping and to engage professional assistance as necessary to protect any development.
- (2) It is the responsibility of the development applicant to demonstrate that adjacent properties will not be impacted or put at an increased risk of flooding as a result of any proposed development in the flood fringe.
- (3) No new buildings shall be allowed in the flood fringe, unless the applicant demonstrates to the satisfaction of the Development Authority that preventative engineering and construction measures can be used to make the site suitable as recommended through a qualified professional, which may take the form of a letter or certificate prepared by a registered professional engineer in good standing with APEGA.
- (4) Where development is allowed in the flood fringe, all buildings and additions shall be raised or otherwise flood proofed to the 1:100-year high water mark, ensuring that:
  - (a) Bottom joists of the first floor or the top surface of the slab on grade shall be located above this level;
  - (b) All electrical, heating, air conditioning and mechanical equipment shall be located above this level; and
  - (c) Backflow prevention valves shall be used.
- (5) Where a Development Permit has been issued pursuant to the above, the Development Authority may require that the developer enters into an agreement to ensure that the development is completed in accordance with the approved engineering and construction measures.
- (6) No grading, filling or removal of material of any kind is allowed in the flood fringe unless expressly approved in writing by the Alberta Environment and deemed appropriate by the Development Authority.

## **7.7 Development near Water Bodies and Watercourses**

- (1) Land which is subject to flooding or subsidence, or which is marshy or unstable, shall not be developed in any way except as it satisfies the provisions of this section, to the satisfaction of the Development Authority.
- (2) No development shall be permitted in riparian areas or wetlands, except for renovations and maintenance to the following buildings and structures:
  - (a) Existing approved uses, buildings, and structures;
  - (b) Existing General Agricultural Operation uses;
  - (c) Existing parks;
  - (d) Existing playgrounds;
  - (e) Natural areas;
  - (f) Existing parking areas (limited to surface parking associated with recreational facilities, parks, or playgrounds);
  - (g) Existing recreational facilities (outdoor);
  - (h) Gates, fences, and other means of enclosure less than 1.8 metres in height;
  - (i) Public and quasi-public installations and facilities;
  - (j) Roads and pathways;
- (3) If development occurs in riparian areas or wetlands in accordance with the above requirements, the developer shall construct an equivalent riparian/wetland facility to replace the land that was destroyed through development.
- (4) Development shall be set back from riparian areas or wetlands to the satisfaction of the Subdivision or Development Authority.
- (5) A master drainage plan or a lot drainage plan, when the Subdivision or Development Authority requires one, shall be prepared to the satisfaction of the Subdivision or Development Authority.
- (6) Areas requiring topographic reconstruction shall be reconstructed in accordance with the approved master drainage plan or lot drainage plan, and the finished surface contours shall not direct surface drainage onto adjoining lots.
- (7) A stormwater management plan, when the Subdivision or Development Authority requires one, shall be prepared by a qualified professional, to the satisfaction of the Subdivision or Development Authority, and shall include but not necessarily be limited to:
  - (a) Geotechnical investigation to determine soil characteristics and the potential for erosion and bank instability;
  - (b) Hydrogeological investigations to determine the recharge/discharge characteristics of groundwater and general flow patterns;
  - (c) Inventory of existing drainage features and flow routes;
  - (d) Recommendations of methods for silt and erosion control;
  - (e) Recommendations and implementation plan to achieve greater percentage of pervious surfaces in all area of subdivision and development;
  - (f) Recommendations of most appropriate streetscapes, stormwater detention ponds, and landscapes to achieve no net increase in velocity to post-development off-site flows;
  - (g) Recommendations and implementation plan of naturescaping component for all post-development landscaped areas;
  - (h) Recommendations to minimize soil compaction during stripping, grading, servicing, and development;
  - (i) Recommendations on the most appropriate method of post-development stormwater routing and stormwater control.
- (8) An erosion and sediment control plan, when required by the Subdivision or Development Authority, shall establish methods of silt and erosion control.