

Airdrie Housing Ltd.

Proposed Mixed Use Development – Land Use Comparison

Land Use Item	Existing Land Use Designation P-1 (Public Service District)	Proposed Land Use Designation DC (Direct Control District)	Notes
Purpose and Intent	The purpose and intent of this District is to provide for the development of public uses of a community, educational, or institutional nature.	The purpose and intent of this District is to provide for a mixed-use commercial and residential development where the total area of commercial floor space shall not exceed 25,000 square feet and where the density of residential units shall not exceed 15 units per acre.	The change to the purpose and intent for the site would allow it to transition from uses that are primarily public in nature to those that are community, commercial, and residential in nature.
Permitted Uses	Antenna Structures, Arenas, Cemeteries, Environmental Reserve Parcels, Exhibition Grounds, Fire Stations, Picnic Areas, Playgrounds, Public Parks	Accessory Uses, Antenna Structures Apartments, Business Support Services, Community Clubs and Facilities, Health Services, Offices	<u>Uses Removed:</u> Arenas, Cemeteries, Environmental Reserve Parcels, Exhibition Grounds, Fire Stations, Picnic Areas, Playgrounds, Public Parks <u>Used Proposed:</u> Accessory Buildings and Uses, Antenna Structures, Apartments, Business Support Services, Community Clubs and Facilities, Health Services, Offices
Discretionary Uses	Accessory Buildings and Uses, Day Care Facility, Golf Courses, Hospitals, Police Stations, Post Offices, Public Buildings and Facilities Public Schools, Public Swimming Pools, Religious Assembly, Signs, Sports Fields, Sports Stadiums, Tennis Courts	Cultural Establishments, Day Care Facilities, Fitness Centers, Health Services, Personal Service Business, Radio and Television Studios, Restaurants, Minor, Retail Sales, Schools (Commercial), Signs	<u>Uses Removed:</u> Golf Courses, Hospitals, Police Stations, Post Offices, Public Buildings and Facilities Public Schools, Public Swimming Pools, Religious Assembly, Sports Fields, Sports Stadiums, Tennis Courts <u>Used Proposed:</u> Cultural Establishments, Day Care Facilities, Fitness Centers, Health Services, Personal Service Business, Radio and Television Studios, Restaurants, Minor, Retail Sales, Schools (Commercial), Signs <u>No Change:</u> Day Car Facilities, Signs
General Requirements for the Permitted and Discretionary Uses	In addition to the general land use provisions contained in Sections 3-1 through 3-4 of this Bylaw, the provisions of Sections 7-1(5) through 7-1(7) shall apply to every development in this District.	In addition to the general land use provisions contained in Section 3-1 through 3-4, and 4-1 of this Bylaw, the regulations outlined in Sections 8-XX (4) through 8-XX (7) shall apply to every development in this district.	No change.
Minimum Requirements			
Site Area	To the satisfaction of the Approving Authority.	5755 square metres	Does not include usable road allowance but the road allowance will be part of the overall development plan for the site.
Front Yard	5.0 metres	5.0 metres	No change.
Side Yard	3.0 metres	3.0 metres	No change.
Side Yard (laned sites)	3.0 metres	Not provided for in the Proposed DC District.	Not required in proposed DC district.
Side Yard (street side of a corner site)	3.0 metres	Not provided for in the Proposed DC District.	Not required in proposed DC district.
Side Yard (adjacent to a residential district)	Not provided for in P-1 District	5.0 metres	This is added to the proposed DC Bylaw to recognize existing residential developments.

Rear Yard	5.0 metres	5.0 metres	No change.
Maximum Limits			
Building Height	A maximum of 3 storeys, not exceeding 10 metres at the eaveline.	A maximum of 3 storeys, not exceeding 10 metres at the eaveline.	No change.
Residential Density	Not provided for in P-1 District	15 units per acre	Maximum density provides flexibility by allowing up to 21 units.
Non-residential Use Area	Not provided for in P-1 District	25,000 square feet	Maximum non-residential square footage allows flexibility by allowing a maximum of 25,000 square feet of non-residential uses on the first and second floors of the mixed-use building.
Site Coverage	Not provided for in P-1 District	To the satisfaction of the Approving Authority.	Provides discretion to the Approving Authority when reviewing proposed site plans.
Soft Landscaping Requirements			
Landscape Plan Required	Not provided for in P-1 District	Landscaping is to be provided as per the landscape plan submitted, reviewed and approved during the development permit process.	Being added to the proposed DC District to ensure landscaping is provided to the satisfaction of the Approving Authority.
Landscape Standards	Not provided for in P-1 District	The landscape plan shall comply with the general landscape standards contained in Section 3-3.	Being added to the proposed DC District to ensure landscaping is provided in accordance with City standards.
Other Requirements			
Parking	Parking is to be provided in accordance with Section 3-2 of this Bylaw.	Parking is to be provided in accordance with Section 3-2 of this Bylaw.	No change.
Signs	Signs are regulated by Section 3-4 of this Bylaw.	Signs are regulated by Section 3-4 of this Bylaw.	No change.
Landscaping	A minimum of 40% of the site shall be provided as landscaping.	A minimum of 10% of the site shall be provided as landscaping.	In accordance with City standards for commercial properties.
Landscape Buffer	A minimum of 6 metres of landscaping shall be provided along all fronting roads.	A minimum of 6 metres of landscaping shall be provided along all fronting roads.	No change.
Other Setbacks	Additional general and special setbacks may be required in accordance with Section 3-1 of this Bylaw.	Not provided for in the Proposed DC Bylaw.	Not applicable to this site.
Other requirements- Day Care Facilities	Day Care Facility requirements see Section 4-1.	Day Care Facility requirements see Section 4-1.	No change.