



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 28 January 2025

Subject: Development Permit PL2402666 – 22 Semi-Detached Homes

Directorate: Strategic Growth and Investment

Issue:

The Community Infrastructure and Strategic Growth Standing Committee is being asked to approve Development Permit PL2402666, being an application for Semi-Detached Dwellings (22 units) in the developing Lanark neighbourhood (Lot 1-22, Block 16, Plan 2412535), under the R2-T, Townhouse Residential District.

Policy / Council Direction:

Council adopted a governance structure empowering the Community Infrastructure and Strategic Growth Committee (CISG) to act as the Development Authority for the Discretionary Land Use under R2-T District, as prescribed in Land Use Bylaw No. B-01/2016. The Semi-Detached Dwelling is listed as Discretionary Land Use under R2-T District as per subsection 8.5.9 of the LUB. Pursuant to Land Use Bylaw No. B-01/2016 and Committees Bylaw No. B-11/2024, the CISG Standing Committee is the Development Authority for this development permit application.

Background:

The applicant and the landowner, of this development permit application is Highview Communities Inc. The proposed development is to replace 23 freehold townhouses on fee simple lots with a total of 22 Semi-Detached Dwellings within the Lanark Subdivision Phase 8. The intention of the proposed development is to provide a mix of housing types to contribute housing diversity to the neighbourhood and to respond to current market demands for mixed housing products. The subject properties are in the Lanark Stage 1 Neighbourhood Structure Plan (NSP) area and districted as R2-T. They are part of the Lanark Subdivision Phase 8, bounded to the west and to the north by townhouse and single detached dwellings developments in the same subdivision phase, to the east by single detached dwellings development (districted R1-L0, Laned Zero Lot Line Residential District) across the public lane in the future subdivision phase, and to the south by 40th Avenue SE.

Administration reviewed this application against the following statutory planning documents:

Airdrie City Plan:

The Airdrie City Plan provides high-level policy direction for the development of existing and new residential land uses. Residential uses are accommodated in the land use designations depicted on both 'Map 1: Generalized Land Use Concept' and 'Map 2: Future Growth Areas (Predominant Land Use)'. The plan further indicates that Residential land areas shown on Map 2 illustrate the location of existing neighbourhoods. The Southeast Airdrie Community Area Structure Plan (CASP) and The Lanark Stage 1 NSP processes, along with the Land Use Bylaw, provide more refinement on what the range of housing types and densities should be in specific areas.

The subject properties are designated Residential land use under Map 1 Generalized Land Use Concept. The proposed semi-detached dwellings development conforms to the residential land use designation

Southeast Airdrie Community Area Structure Plan:

The Southeast Airdrie CASP identifies the subject property for residential uses (single or semi-detached). This development permit application does not make any changes to the residential use in the CASP. The overall density for residential area within the CASP is expected to be in the range of 13.6 to 22.2 units/hectare or 5.5 to 9.0 units/acre. The proposed development density will exceed the minimum density range as identified in the Southeast Airdrie CASP.

Lanark Stage 1 Neighbourhood Structure Plan:

The Lanark Stage 1 NSP offers a variety of residential land uses and densities that provide housing options for residents. Appendix A Concept Plan and Table 2 Residential Land Uses of the NSP indicate that the subject properties are intended for Low Density Attached housing type. The anticipated minimum density in the NSP area is 18.29 units/hectare or 7.4 units/acre.

The proposed semi-detached units still conform to the Low Density Attached housing type indicated in the NSP for the subject properties. The Lanark Subdivision Phase 8 includes 25 townhouse dwellings, 22 semi-detached dwellings, and 10 single detached dwellings on the subject properties (2.24 hectares/5.53 acres), resulting in a development density of 25.4 units/hectare or 10.3 units/acre. Despite the proposed reduction from 23 townhouse units to 22 semi-detached units, the overall density of the subdivision phase 8 will still exceed the approved minimum density (18.29 units/hectare or 7.4 units/acre) in the NSP.

Land Use Bylaw:

The proposed semi-detached development creates a built environment that meets the overall purpose and intent of the R2-T, Townhouse Residential District. The following tables outline how the proposed development conforms to the prescribed regulations in R2-T district.

Minimum Setback

	Minimum Required Setbacks	Proposed Setbacks	Variance Required
Front Yard	3.0m	<i>Vary, min. 6.0m</i>	<i>None</i>
Side Yard, End Units	1.2m	<i>N/A</i>	<i>N/A</i>
Side Yard, Corner Units	3.0m	<i>4.1m</i>	<i>None</i>
Rear Yard, Garage or Parking Pad	0.6m	<i>0.6m</i>	<i>None</i>

Development Density

	Minimum Density	Proposed Density	Variance Required
Standard Density Range	24-49 Units/Ha 10-20 Units/Acre	<i>25 Units/Ha 10 Units/Acre</i>	<i>None</i>

Massing and Coverage

	Land Use Bylaw Requirement	Development Proposal	Variance Required
Maximum Site Coverage	70% of Site Area	<i>Vary, max. 62% of Site Area</i>	<i>None</i>

Site Access and Orientation

Each semi-detached dwelling proposes a detached garage. The proposed double-car garages provide the required two parking stalls for the dwelling unit and can only be accessed from the rear lane. A 3.5 metre wide Utility Right-of-Way (ROW) is proposed along the front yard of each lot and along the side yard of the corner lot (Lot 1). To accommodate the ROW and required landscaping spaces, the building envelope is proposed to be setback a bit further (6.0m front and 4.1m corner side) to avoid creating any conflict with the ROW.

Permit Requirements:

The construction of semi-detached dwellings does not require a development permit if it meets the requirements of the Land Use Bylaw. However, because the Dwelling, Semi-Detached use is a Discretionary Use under the R2-T district, a development permit for the proposed development is required. Some requirements for the proposed semi-detached development such as front yard setback, building height, landscaping, and

amenity area, will be reviewed during the building permit application stage after the development permit is approved; however, no variances from the Land Use Bylaw regulations are anticipated to be required.

Administration Recommendation:

Administration is supportive of the development permit application and considers it to be aligned with the statutory planning documents because of the following:

- The proposed development is consistent with the Residential land use designation as depicted in the Airdrie City Plan and exceeds the approved minimum density required by both Southeast Airdrie CASP and Lanark Stage 1 NSP.
- The proposed development meets the overall purpose and intent of the R2-T district and conforms all relevant development standards required by the land use district without a need of variance.

Administration recommends that the CISG Standing Committee approve the Development Permit application PL2402666, subject to the recommended conditions of approval outlined in Attachment 4.

Alternatives/Implications:

The CISG Standing Committee could choose to ask Administration to provide additional information or amend the development proposal and recommended conditions of approval.

Budget Implications:

No budget implications anticipated.

Communications and Engagement:

The decision of the CISG Standing Committee will be advertised online for twenty-one days and in the local newspaper, in accordance with the requirements of the Land Use Bylaw. Additionally, as a Discretionary Use, a copy of the Notice of Decision will be sent to all adjacent landowners who own properties within 60m radius from the subject properties.

Recommendation:

That the Community Infrastructure and Strategic Growth Standing Committee approves Development Permit application PL2402666, subject to the recommended conditions of approval outlined in Attachment 4.

Shengxu Li, Planner II

Staff Presenter:	Shengxu Li
External Presenter:	N/A
Department:	Current Planning
Reviewed by:	Stephen Utz, Director, Strategic Growth & Investment
Attachments:	#1:Semi-Detached Dwellings Site Plan
	#2:Subject Properties Location
	#3:Development Permit Application Cover Letter
	#4:Recommended Conditions of Approval