



COUNCIL – AGENDA REPORT

Meeting Date: 4 March 2025
Subject: Bylaw No. B-40/2024 - Land Use Bylaw Amendment
Directorate: Strategic Growth and Investment

Issue:

The Council is being asked to give three readings to Bylaw No. B-40/2024, being a bylaw to amend Land Use Bylaw No. B-01/2016, by redistricting eight residential lots within land legally described as Lot 1, Block 1, Plan 0410640 (on Winsum Park SW) from existing R2-T, Townhouse Residential District to R2-A, Front Attached Garage Townhouse District.

Policy / Council Direction:

The amendment application purpose is to align with the Land Use Bylaw No. B-01/2016 (LUB) district. The site grading does not allow for access from the rear lane which is a requirement under the existing R2-T, Townhouse Residential District. Therefore, the R2-A District is necessary to permit access from the front for the intended design of the townhouse units.

The Airdrie City Plan (MDP) promotes the logical extension of infrastructure in keeping with the City's growth management policies. This application continues with that intent to ensure that new development can happen with urban services. The change in district does not impact the prescribed densities and will continue to support housing choices including single family dwellings, townhomes and commercial uses long 8th Street. This redistricting application is important to implement a phase in this development and complete the street.

The South Windsong Neighbourhood Structure Plan (NSP) is consistent with the redistricting of these eight lots. The R2-T District change to R2-A District does not change the density of the housing form. The use shall remain as Townhouse Dwelling. This is a Permitted Use in the existing R2-T District and remains a Permitted Use in the proposed R2-A District.

The purpose statement for the R2-A District is appropriate to apply for the eight (8) residential lots. The intent captures the townhouse development as proposed by the developer to work with the existing grades. Future building permits are subject to plot plan review and the regulations as prescribed in the R2-A District. Administration reviewed the R2-A District regulations to advise the developer of design regulations that would become applicable if adopted.

Background:

The subject parcel is commonly known as the Osborne Land. The adjacent development by Mattamy anticipated purchasing the Osborne Land and developing both sides of the lane. Refer to photograph below. However, the land was purchased by Planet Earth Builders Corp. who received Council approval to redistrict the subject lands in 2022 from UH, Urban Holdings District to R2-T, Townhouse Residential District. This redistricting supported their development concept of the time. The developer now wants to change the design to accommodate the existing grades and construct townhomes with front driveways. The existing district of R2-T is problematic because requires the primary access and parking off the rear lane. The developer's preference is to access from Winsum Park SW. (Attachment 2)



PHOTO: July 26, 2024 site visit – Looking North

Key Considerations

1. Grading was a key consideration in this application because the proposed surface drainage was back-to-front and not draining to the lane. As a result, retaining wall drawings were required with the amendment application to assess the impact for the future residents. (Attachment 3)
2. The retaining wall portion that is visible to the homeowners in the backyard is 3 feet 4 inches (1.03 metres). A 6-foot (1.82 metres) wood panel fence is proposed on top of the retaining wall as a barrier from vehicles on the lane. The retaining wall is setback 1.0 metre from the property line into the rear yards. This was the request of Engineering Services.

3. The retaining wall and wood panel fence shall be constructed by the developer. The ongoing maintenance of the retaining wall and fence is the responsibility of the homeowner. This is consistent with homes previously approved on Fairways Drive NW and Reunion Close NW.
4. Engineering Services supported the amendment application and will reserve final comments on the retaining wall with the Subdivision Servicing Agreement.

Council Committee Routed Through:

The Community Infrastructure and Strategic Growth Standing Committee reviewed the proposed amendment at their meeting on January 28, 2025. The Standing Committee unanimously recommended that Council endorse Bylaw No. B-40/2024 as presented. Additional details regarding the discussion at the Standing Committee meeting are provided in Attachment 4.

Administration Recommendation:

Administration recommends that Council gives three readings to Bylaw No. B-40/2024, as presented.

Planning Rationale:

1. Site grading does not allow for access from the rear lane which is a requirement under the existing R2-T, Townhouse Residential District. Therefore, the R2-A District is necessary to permit access from the front for the intended design of townhouse units.
2. Support for this amendment will facilitate the build-out and complete the street with front access from Winsum Park SW.
3. There are no changes to the use or prescribed densities. The use shall remain as Permitted Use and consistent with higher-level policies.

Alternatives/Implications:

If the bylaw is not supported, the site's current land use district of R2-T, Townhouse Residential District would remain in place and would not support the Developer's intended townhouse plans with front garages. The plans for the residential lots would need to be revised (if feasible) to align with the existing land use district and site grading.

Budget Implications:

No budgeting implications are anticipated with the proposed amendment.

Communications and Engagement:

Administration provided notification of the Public Hearing via the "City Connection" section of the local newspaper for three consecutive weeks and the City's website 14 days prior to the public hearing in keeping with *Municipal Government Act* requirements and the City of Airdrie Public Notification Bylaw No. B-02/2019. Pursuant to sections 2.2.7(3)(a) and 2.2.7(2) of the Land Use Bylaw, landowners within 60 metres of the subject property were notified by direct mail and signage was erected on the property 14 days prior to the public hearing.

Public engagement by the applicant (open house) was deemed not necessary for this application. The reasons are Administration shall adhere to the public hearing notifications outlined above; and, an open house was held on June 30, 2022 at the Nose Creek Museum for the original amendment to adopt the R2-T District from the Urban Holdings District. Furthermore, there is no change to the product, as a townhouse was previously intended for the site, and the intended use remains a townhouse.

Recommendation:

That Council gives three readings to Bylaw No. B-40/2024, being a bylaw to amend Land Use Bylaw No. B-01/2016, by redesignating eight residential lots within land legally described as Lot 1, Block 1, Plan 0410640 from R2-T, Townhouse Residential District to R2-A, Front Attached Garage Townhouse District, as illustrated in the attached Schedule "A".

Tracey Tester, RPP, MCIP
Senior Planner

Staff Presenter:	Tracey Tester
External Presenter:	None
Department:	Current Planning
Reviewed by:	Stephen Utz, Director, Strategic Growth & Investment
Attachments:	#1: Proposed Bylaw B-40/2024 #2: Subject Property Map #3: Retaining Wall Drawings #4: Notes from CISG Meeting