

COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

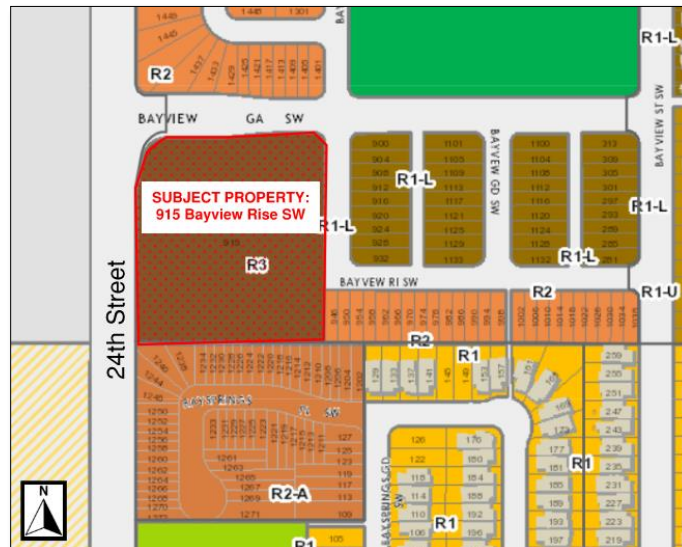
Meeting Date: 25 March 2025

Subject: Development Permit – 915 Bayview Rise SW (PL2302142)

Directorate: Strategic Growth and Investment

Issue:

The Community Infrastructure and Strategic Growth Standing Committee (CISG) is being asked to make a decision on Development Permit PL2302142 for 69 Townhouse Dwelling units, located at 915 Bayview Rise SW at the corner of Bayview Gate SW and 24th Street.



Policy / Council Direction:

The Development Authority is the Standing Committee because Townhouse Dwellings represent a discretionary use in the R3, Low-Rise Multifamily Residential District where there is no master site plan. The Airdrie City Plan designates the subject site as Residential and aligns with the objectives for community design and development.

The Bayview/Bayside Stage 3 Neighbourhood Structure Plan (NSP) includes the subject site within Plan Area A. The subject site is consistent with the densities in the NSP.

Given the proximity to 24th Street, the Transportation Master Plan (TMP) was reviewed. The TMP identifies 24th Street as the LRT/BRT corridor. The future road right-of-way plans for a 4-lane and subsequent 6-lane as the ultimate configuration. The road upgrades are determined by the pace of development. Landscaping and a 2.5m regional pathway are intended within the ultimate road right-of-way.

Given the proximity to this transportation corridor, the NSP requires new developments to include berms, fencing, landscaping or a combination of these measures to reduce excessive noise levels where necessary. In keeping with the City's Transportation Noise Policy, a Noise Analysis Report was submitted with the development permit application.

Background:

The applicant is Arcadis Architecture, and the owner is Wave Homes. The subject lands are located on the corner of Bayview Rise SW and Bayview Gate SW with direct frontage onto 24th Street. The lands are within a 5-minute walk to a school site and a city park space with additional recreational amenities.

The 69 townhouse units will be distributed over 12 blocks in groupings of 5, 6, 7 and 8 three storey units. An internal lane provides access to the double car garage. The units are all three bedrooms with second floor decks. The units in the middle of the condominium front a passive park with benches, lighting and trees. The LUB requires a minimum of 20% of the site for landscaping. The proposed development exceeds this requirement by providing 30% for landscaping. (Attachment 1)

Front Elevation:



The parking requirement is minimum of two (2) parking stalls per dwelling unit. A total of four (4) parking stalls have been provided for each unit with two (2) in the garage and two (2) in driveway. Since the development is intended to be a condominium, designated barrier-free stalls are required under LUB Section 4.7. The proposed development includes one hundred and thirty-eight (138) parking stalls for the units, plus five (5) barrier free stalls, for a total of one hundred and forty-three (143) parking stalls. Visitor parking is

not required and has not been provided. The rationale is that each unit has sufficient parking to accommodate a visitor.

A community entrance signage is located on the north-west corner of the site. The landowner/condominium is responsible for the maintenance and upkeep of this sign.

Key Considerations

In evaluating the proposed development, two key factors were considered to ensure compliance with City standards and ensure a balanced approach.

1. Access - Engineering Services confirmed this site requires two accesses to comply with the City's engineering standards. Administration is recommending one primary access and one emergency access. Various scenarios were considered for the ideal emergency access. Factors considered were intersection spacing, minimize impact with neighbouring homes and the long-term plans for 24th Street. After much review, the emergency access on 24th Street was deemed as an acceptable option because it meets the turning radius for emergency vehicles and separation from the primary access located on Bayview Rise. The emergency access will require the standard City gate.
2. Sound Attenuation – A noise analysis report was required with the development permit application. The first report placed three receptors in the front yard of the units, facing 24th Street, and recommended a wood 1.8m sound fence to mitigate street noise. The noise levels exceeded the acceptable levels at 62 dB(A) decibels while the City's threshold is 57.5 dB(a) decibels as prescribed in Council's "Transportation Noise Policy". The City then asked for a second noise report to assess the noise levels if the receptors were placed in the back of the units fronting 24th Street. The goal was to confirm whether the noise levels dropped below the City's threshold of 57.5 dB(a) decibels, as the rear yard balcony space is considered the primary amenity area and not the front yard porch. The second noise report dated March 5, 2025, confirmed the noise levels were still above the threshold, measuring at 59 dB(A) with three receptors placed in the rear yard. Since the noise levels exceed the City's Transportation Noise Policy, Administration is recommending sound attenuation measures.

Administration Recommendation:

That CISC accepts Administration's recommendation for CISC to approve development permit PL2302142 for the Townhouse Dwelling units with the conditions of approval provided in Attachment 2.

Planning Rationale:

1. The proposed development is consistent with the intent of the Airdrie City Plan and Bayview/Bayside Stage 3 NSP to address noise attenuation measures and design.
2. The development complies with LUB regulations regarding use, dimensions, setbacks, massing and densities. No variances are required.

3. Sound attenuation measures are necessary to mitigate street noise for the units facing 24th Street. The aesthetics of the development have been considered to construct the best combination with materials and landscaping along 24th Street.

Alternatives/Implications:

1. The CISG could chose to accept Administration's recommendation for approval with amendments to the development permit conditions. (Attachment 2)
 - *The implication is CISG agrees with Administration's recommendation but have amendments to the conditions.*
2. The CISG can chose to defeat the recommendation provided by the Administration.
 - *The implication is to not accept Administration's recommendation and provide planning reasons for defeat.*

Budget Implications:

No budget implications are anticipated because of this development.

Communications and Engagement:

Pursuant to Section 2.4.6 (2) of the LUB, the decision will be advertised in the "City Connection" newspaper and on the City's website. In addition, a notification letter will be mailed to landowners within 60m of the subject property. A 21-day appeal period will be required from the date of decision.

Recommendation:

That the Community Infrastructure and Strategic Growth Standing Committee approves development permit PL2302142 to allow for the development of the Townhouse Dwelling units as per the conditions outlined in Attachment 2.

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: Development Permit Drawings #2: Development Permit with Conditions