



## **COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT**

**Meeting Date:** 8 April 2025

**Subject:** Development Permit PL2401878 – Garage with Variances

**Directorate:** Strategic Growth and Investment

---

### **Issue:**

The Community Infrastructure and Strategic Growth Standing Committee is being asked to decide on Development Permit PL2401878, an application for an Accessory Building (detached garage) requiring relaxations to the maximum height, and maximum building area coverage.

### **Policy / Council Direction:**

Council adopted a governance structure empowering the Community Infrastructure and Strategic Growth Committee (CISG) to act as the Development Authority for any accessory building exceeding a height limit of 5.5 m. In addition, Bylaw Section 6.1 (1)(i)(ii) notes that the height of an Accessory Building can be increased to a height of 7.3 metres from 5.5m through a Development Permit application and evaluated as a Discretionary Use by the Community Infrastructure and Strategic Growth Committee (CISG).

### **Background:**

The subject property is located at 13 Willow Green SW in the Wildflower community. The property is districted R1-U, Urban Standard Residential District which permits accessory buildings. The proposed application is for a second garage which requires a development permit. The garage also requires two variances, one for a height exceeding 7.3m and one for exceeding the calculated building area coverage of 87.49 sqm.

The property is situated on a 669.75 sqm pie-shaped lot, featuring a single detached dwelling with an attached front garage. The adjacent lots to the north, east and west are districted R1-U, while the properties to the south are primarily zoned R1, single detached homes which have yet to be constructed. The parcel is accessible via a lane along the south boundary of the property. The proposed garage will be in the southwest corner of the property with direct access from lane.

The purpose of the R1-U district is to provide for residential development in the form of single detached dwellings on narrow lots with front-attached garages. This district is intended to accommodate a range of small lot building typologies, including both wide / shallow and narrow / deep configurations while maintaining minimum standards of the Bylaw for streetscape design, landscaping, and amenity areas.

The proposed second garage will provide parking for three vehicles and include a storage area on the second floor. Access to the second floor will be via an exterior staircase at the west side of the garage. The two-story garage is proposed to be 8.3m (27' 2") in height which is 1.0m higher than the maximum height allowed for an Accessory Building, which is 7.3m.

### Land Use Bylaw Review

This review outlines the key aspects of the Land Use Bylaw as they pertain to the proposed development of a second garage at 13 Willow Green SW in the Wildflower community.

#### Accessory Building Coverage

The maximum size of garage that can be built is based on the lot area requirements of Section 6.1(1) Table 10. The maximum Accessory Building Coverage has been calculated to be 87.49 sqm. The proposed garage is 104.36 sqm in area which is 16.87 sqm larger than the maximum permitted size. This difference represents a 19.3% variance in area.

**Table 10: Accessory Building Coverage**

Lot Area	Calculation
Up to 360m <sup>2</sup>	20% of the Lot Area
Above 360m <sup>2</sup>	20% of the Lot Area for the first 360m <sup>2</sup> <b>PLUS</b> 5% of the difference in area above 360m <sup>2</sup> Up to a maximum of 90.0m <sup>2</sup>

#### Lot Massing and Coverage

The existing principal dwelling occupies approximately 160.47 sqm of land which is calculated to be 24% lot coverage. The proposed second garage will increase the site coverage by 15.6%, bringing the total site coverage to 39.6%, which is below the maximum allowed 55% in the R1-U district.

<b>Massing and Coverage</b>	
Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area
Minimum Private Amenity Area (8)	60m <sup>2</sup> per Lot <u>Bylaw B-31/2023</u>

### Accessory Building Height

Pursuant to Section 6.1(1)(i)(ii), the maximum height of an Accessory Building may be extended up to 7.3m where it is subject to a Development Permit application and evaluated as a Discretionary Use under the authority of the Community Infrastructure and Strategic Growth Committee. The height of the proposed garage will be 8.3m (27' 2").

Other than the increase to the height and it's massing the proposed garage meets all other regulations of the Land Use Bylaw.

### **Administration Recommendation:**

That CISG accepts Administration's recommendation to refuse Development Permit PL2401878 for the following reasons:

1. The increased massing and height of the proposed garage would potentially impact the visibility, privacy, and enjoyment of amenity space of neighbouring properties.
2. The Accessory Building would not be visually subordinate to the principal building.
3. The proposed garage does not meet the expectations of the Airdrie City Plan, specifically Chapter 6 (Community Design and Development), which provides direction for established neighbourhoods. Under this section, the City is directed to support established residential neighbourhoods by encouraging development in ways that will respect the residential context and will complement the established character, scale, and general development pattern of the area.
4. Key requirements for granting the variances have not been demonstrated. There appears to be no unavoidable hardships, site-specific issues or siting errors causing undue hardship that prevents compliance with the existing Land Use Bylaw regulations.

### **Alternatives / Implications:**

That CISG approves Development Permit PL2401878 subject to conditions and notations provided in Attachment 6, or with other such conditions as the Commission deems appropriate.

Under this alternative, the application would allow the Accessory Building to be developed in accordance with the recommended conditions, including the variances to the building area and building height.

### **Budget Implications:**

N/A

### **Communications and Engagement:**

The decision of the Community Infrastructure and Strategic Growth Committee will be advertised on the City website for twenty-one days and in the local newspaper, in accordance with the requirements of the Land Use Bylaw and the Public Advertising

Bylaw. Additionally, as a Discretionary Use, a notification letter will be sent to all adjacent landowners.

**Recommendation:**

That the Community Infrastructure and Strategic Growth Standing Committee refuses Development Permit PL2401878.



---

Geoff Rice  
Planner I

Staff Presenter:	Geoff Rice
External Presenter:	N/A
Department:	Current Planning
Reviewed by:	Stephen Utz, Director, Strategic Growth & Investment
Attachments:	#1: Site Location and Adjacent Land Uses #2: Application Summary and District Standards #3: Accessory Building Regulations #4: Application and Drawings #5: Reference Images #6: Standard Conditions of Approval for Accessory Buildings