



## COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

**Meeting Date:** 22 April 2025

**Subject:** Development Permit Plans – 915 Bayview Rise SW

**Directorate:** Strategic Growth and Investment

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### Issue:

The Community Infrastructure and Strategic Growth Standing Committee (CISG) is being asked to approve a final set of development permit plans to fulfill condition 29 of development permit PL2302142.

### Policy / Council Direction:

On [March 25, 2025](#), CISG discussed this development permit application for the development of Townhouse Dwelling (69 units), which is a discretionary use in the R3, Low-Rise Multifamily Residential District. The development overall complies with requirements in the land use bylaw and the higher-level planning documents, specifically the West Airdrie Community Area Structure Plan (CASP) and the Bayview/Bayside Stage 3 Neighbourhood Structure Plan (NSP).

### Background:

1. CISG approved the development permit with conditions on [March 25, 2025](#). (Attachment 1)
2. CISG debated the merits of the application, including the interface of the townhouse units fronting 24th Street. (Attachment 2)
3. Development permit condition #29 for this development states: *Prior to development permit issuance, the Developer shall submit a final set of development permit plans with revisions required by the Development Authority for approval with a combination of landscaping and materials for interface with 24th Street.*
4. In keeping with this condition, the drawings are being presented for the Committee's consideration.
5. The applicant made a conscious design decision to develop street-orientated townhomes with front entrances to improve the interface with the public realm on 24th Street and connection to the regional pathway.

6. The revised development permit drawings include a 1.5m black decorative metal fence along the property line for the units fronting 24th Street. The fence has four openings to allow for internal sidewalk connections to the regional pathway. The decorative metal fence stops at the emergency gate and continues to the southern property line. On the west sides of the second-floor western-most balconies for Blocks 6 and 11, a 1.5m glass sound attenuation barrier is installed. This barrier is only required on the outer-most units to mitigate street noise (Attachment 3).

**Administration Recommendation:**

That the CISG accepts Administration's recommendation to approve the final set of development permit plans as per attachment 3 to fulfill condition 29 of development permit PL2302142.

**Alternatives/Implications:**

CISG could choose to accept Administration's recommendation for approval of the development permit plans (attachment 3) with amendments to the plans.

- *The implication is that CISG agrees with Administration's recommendation but wants revisions to the development permit drawings.*

**Budget Implications:**

No budget implications are anticipated because of this development.

**Communications and Engagement:**

Advertising requirements have been complied with, and no additional notifications are required.

**Recommendation:**

That the Community Infrastructure and Strategic Growth Standing Committee approves the final set of development permit plans as outlined in Attachment 3 – Landscape Plan that fulfills condition 29 of development permit PL2302142.

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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 Approval
	#2: CISG Meeting Notes
	#3: Landscape Plan