



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 8 July 2025

Subject: Development Permit PL2401518 – 3010 Key Drive SW

Directorate: Strategic Growth and Investment

Issue:

The Community Infrastructure and Strategic Growth Standing Committee is being asked to decide on Development Permit application PL2401518 for 43 Townhouse Dwelling units with a variance (23.2%) to the required Amenity Area, located at 3010 Key Drive SW.

Policy / Council Direction:

The Standing Committee is the Development Authority for this application, as Townhouse Dwellings are a discretionary use in the R3, Low-Rise Multifamily Residential District and no master site plan exists for the area. The Airdrie City Plan designates the subject site as Residential, aligning with the objectives for community design and development.

The Key Ranch Neighbourhood Structure Plan (NSP) designates the site as Multi-Family Medium Residential within the land use concept plan. The subject site is consistent with the density in the NSP. Given the site's proximity to the 24th Street transportation corridor, and in keeping with the City's Transportation Noise Policy, a Traffic Noise Impact Assessment was submitted with the development permit application. The assessment shows the noise levels are below the City's Design Noise Level (DNL) threshold of 60 dBA, therefore additional sound attenuation measures are not recommended by Administration.

Background:

The applicant, Tricor Design Group Inc., on behalf of the landowner Luxuria Homes applied for a development permit for the development of townhouses as described above. The subject site, 0.81 hectares, is located at the southwest corner of Key Drive SW and 24th Street SW with direct frontage on both Key Drive SW and 24th Street SW. The site is within a 5-minute walk to a city park space with additional recreational amenities.

The proposed development consists of 43 townhouse units distributed in 12 buildings in groupings of 3, 5, and 6 three-storey units. Each unit includes a double car garage

accessed via an internal lane. The units are all three bedrooms with second floor balcony. The units in the centre of the condominium development front onto a shared amenity space that includes benches, lighting, and trees.

The City's Land Use Bylaw (LUB) requires a minimum of 20% of the site be dedicated for landscaping. The proposed development exceeds this requirement by providing 31% for enhanced and low-water landscaping.

Land Use Bylaw Review

This review outlines the key aspects of the LUB as they pertain to the proposed development of townhouse dwellings at 3010 Key Drive SW.

Development Regulations

The proposed townhouse development creates a built environment that is generally meeting the purpose and intent of the R-3 District and the development standards, such as development density, required setbacks, massing and coverage, except for the minimum amenity area where a variance (23.2%, 19.18m² per unit) is needed. Please refer to the following tables which outline how the proposed development conforms to the prescribed regulations.

Development Density

Standard Density Range	15 Units/Acre – 25 Units/Acre
Proposed Density	<i>21 Units/Acre</i>
Variance	<i>None</i>

Minimum Setback

	Minimum Required Setback	Proposed Setback	Variance
Front Yard, Townhouse	3.0m	<i>Vary, min. 4.5m</i>	<i>None</i>
Side Yard, Townhouse End	1.5m	<i>Vary, min. 7.2m</i>	<i>None</i>
Rear Yard, Facing a Park or other Open Space	4.5m	<i>Vary, min. 4.5m</i>	<i>None</i>

Massing and Coverage

	Land Use Bylaw Requirement	Development Proposal	Variance Required
Maximum Building Height	13.0m / 3 Storeys	<i>11.26m / 3 Storeys</i>	<i>None</i>
Maximum Site Coverage	65% of Site Area	<i>30.5% of Site Area</i>	<i>None</i>

Minimum Landscaping	20% of Site Area	31% of Site Area	None
Minimum Amenity Area - Townhouses	25m ² per Unit	19.18m ² per Unit	Yes, 23.2% variance

The LUB requires a minimum of 25m² amenity space per unit for townhouses in R3 District. The proposed townhouse development provides about 19m² amenity space for each unit, in the form of both private amenity area (balcony) and shared amenity area. Therefore, the developer requested a 23.2% variance to the required private amenity area and addressed in part through substantive common amenity areas that well exceed minimum standards.

A 2.5m wide multi-use pathway is running along the north frontage of the site connecting the adjacent park and open space with additional recreational amenities. The townhouse units fronting Key Drive have direct access to the multi-use pathway, and a walkway system allows people who live in the internal units to access the park and open space conveniently and safely.

The requested amenity space variance does not appear to unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land. Given the proximity of additional recreational space and amenities to this site. Administration supports the requested variance.

Parking

The minimum parking requirement is two parking stalls per dwelling unit. Each unit is provided with two parking stalls, and 10 of the units also include an additional two parking stalls on their driveways. Since the development is intended to be a condominium, designated barrier-free stalls are required under Section 4.7 of the LUB. The proposed development includes 86 parking stalls for the units, plus four barrier-free stalls, for a total of 90 parking stalls.

Landscaping

In order to provide a pleasant living environment for the future residents and ensure adaptability to a changing climate, the proposed development provides both Enhanced and Low Water Landscaping treatments, which exceed the landscaping requirements by the LUB. In addition to dedicating 31% of the site area to landscaping, all trees and shrubs provided for the development are low water plantings.

In promote safety and clearly delineate the public and private spaces, the developer also proposes a 1.5m high decorative black metal fence along the property line for the units fronting 24th Street. The fence sits on the existing grade along the property line, with a concrete walkway running parallel to the fence.

Administration Recommendation:

That CISG accepts Administration's recommendation for CISG to approve Development Permit PL2401518 for the Townhouse Dwelling units located at 3010 Key Drive SW, with the recommended conditions of approval provided in Attachment #2.

Planning Rationale:

1. The proposed development is consistent with the intent of the Airdrie City Plan and the density requirement in Key Ranch NSP.
2. The proposed development generally complies with LUB regulations regarding the use, density, setbacks, massing and coverage. While a variance is requested for amenity space, the proposed shortfall is mitigated by the inclusion of both private and shared amenity areas, as well as proximity to nearby parks and recreational amenities. The variance doesn't appear to unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.
3. The development provides adequate parking, including barrier-free stalls, in accordance with LUB requirements. The inclusion of driveway parking for select units further enhances convenience for residents and visitors.
4. The proposed built form and site design contribute to a safe and attractive streetscape, with direct pedestrian access from townhouse units to the public realm and a decorative metal fence that clearly delineates public and private space. These features support principles of Crime Prevention Through Environmental Design (CPTED).

Alternatives/Implications:

1. The CISG could choose to accept the Administration's recommendation for approval with amendments to the development permit conditions. (Attachment 2)
 - *The implication is CISG agrees with the Administration's recommendation but have amendments to the conditions.*

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 PL2401518 to allow for the development of the Townhouse Dwelling units located at 3010 Key Drive SW, with the recommended conditions of approval outlined in Attachment #2.

Shengxu Li, RPP, MCIP
Planner 2

Staff Presenter:	Shengxu Li
External Presenter:	None
Department:	Current Planning
Reviewed by:	Stephen Utz, Director, Strategic Growth & Investment
Attachments:	#1: Development Permit Drawings #2: Conditions of Approval