



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 8 July 2025

Subject: Development Permit PL2401878 – 13 Willow Green SW

Directorate: Strategic Growth and Investment

Issue:

The Community Infrastructure and Strategic Growth Standing Committee is being asked to decide on Development Permit PL2401878, which seeks approval for an Accessory Building (detached garage) that requires a variance to the maximum building area coverage and an increase in height.

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 5.5m. 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).

In addition, under Bylaw Section 6.1(1)(h) notwithstanding the lists of Permitted and Discretionary Uses provided in any applicable land use district or Direct Control Bylaw, the development of an Accessory Building over 25.0m² in area that would function as an additional garage where a garage already exists shall be considered a Discretionary Use and require a Development Permit application and approval.

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 two-story garage (detached) which requires a minor variance of 19.3% to the maximum building area coverage and an approval for increase in height exceeding 5.5 m. The proposed height is 6.1m (20 Feet). The 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 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, with proposed 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.

Land Use Bylaw Review

This review outlines the key aspects of the Land Use Bylaw as they pertain to the proposed development.

Accessory Building Height

The garage is proposed to be 6.1m (20') in height which exceeds the standard maximum height of 5 metres for accessory buildings set by the Land Use Bylaw. However, the bylaw allows for height extensions under certain conditions. 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.

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 ²	20% of the Lot Area
Above 360m ²	20% of the Lot Area for the first 360m ² PLUS 5% of the difference in area above 360m ² Up to a maximum of 90.0m ²

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.

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

Other than the increase to the height and its massing, the proposed garage meets all other regulations of the Land Use Bylaw.

Administration Recommendation:

That CISG endorses Development Permit PL2401878 with the conditions and notations outlined in Attachment 6.

Planning Rationale:

1. The proposed garage meets all regulations of Land Use Bylaw B-01/2016 and in the opinion of Administration is in keeping with the Accessory Building regulations as well as the purpose and intent of the R1-U, Urban Standard Residential District.
2. The proposed garage 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.
3. The proposed garage meets 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.

Alternatives/Implications:

1. CISG could chose to direct Administration to provide additional information or amend the conditions of the report.
2. CISG could choose to provide alternative direction.

Budget Implications:

No budget implications are anticipated because of this development.

Communications and Engagement:

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 PL2401878 to allow for the development of the garage at 13 Willow Green SW as per the conditions of approval outlined in Attachment #5.



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: Reference Images #5: Conditions of Approval (Final) #6: Application and Drawings