

**LAND USE AMENDMENT  
BRIDLEWOOD (WARD 13)  
BRIDLERIDGE HEIGHTS SW & 24 STREET SW  
BYLAW 120D2017**

**MAP 29SS**

**EXECUTIVE SUMMARY**

This land use amendment proposes redesignation of a residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for the potential development of a Secondary Suite.

There is no suite currently on the site, and the application is not the result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2016 February 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 120D2017; and

1. **ADOPT** the proposed redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 113 Bridleridge Heights SW (Plan 0512405, Block 2, Lot 55) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 120D2017.

**REASON(S) FOR RECOMMENDATION:**

This proposal conforms with the applicable policies of the Municipal Development Plan. The subject parcel exceeds the lot area, width, and depth requirements.

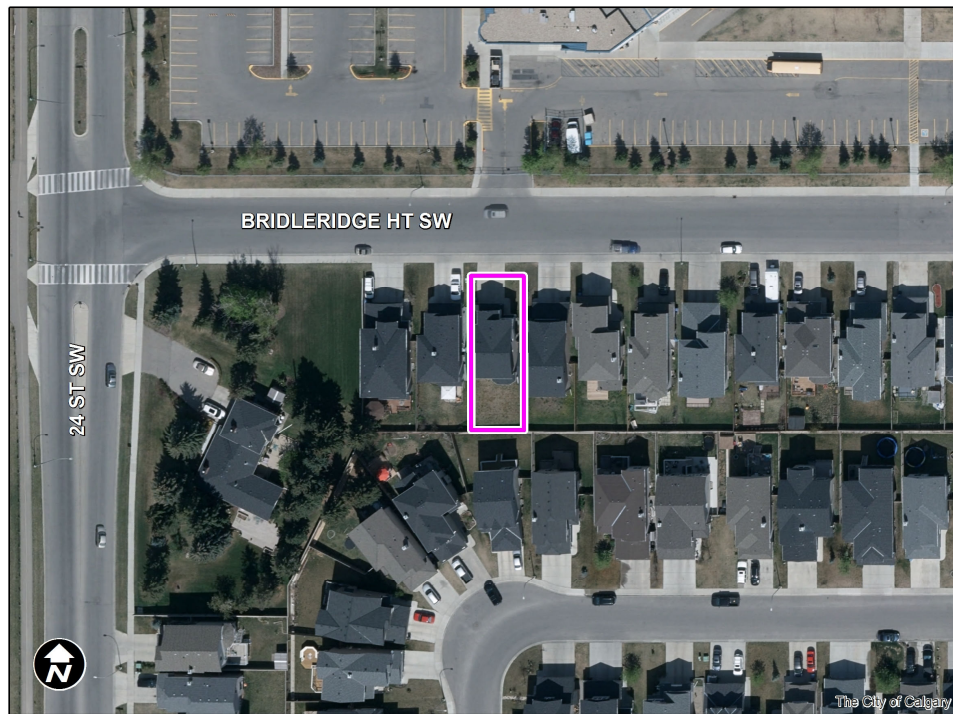
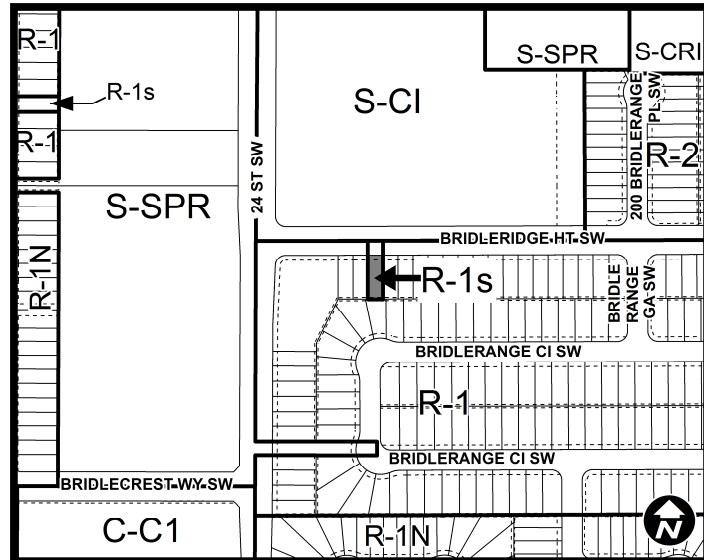
**ATTACHMENT**

1. Proposed Bylaw 120D2017

**MAP 29SS**

**LEGEND**

- \* Site Location



LAND USE AMENDMENT  
BRIDLEWOOD (WARD 13)  
BRIDLERIDGE HEIGHTS SW & 24 STREET SW  
BYLAW 120D2017

MAP 29SS

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 113 Bridleridge Heights SW (Plan 0512405, Block 2, Lot 55) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

**Moved by: L. Juan**

**Carried: 7 – 1**

Opposed: S. Keating

LAND USE AMENDMENT  
BRIDLEWOOD (WARD 13)  
BRIDLERIDGE HEIGHTS SW & 24 STREET SW  
BYLAW 120D2017

MAP 29SS

**Applicant:**

Oluwadamilola Awoniyi

**Landowner:**

Oluwaseyi Awoniyi  
Oluwadamilola Awoniyi

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the community of Bridlewood on Bridlewood Heights SW just east of 24 Street SW. Surrounding development consists of low-density residential, with Glenmore Christian Academy directly to the north.

<b>Bridlewood</b>	
Peak Population Year	2015
Peak Population	13,045
2016 Current Population	12,711
Difference in Population (Number)	-334
Difference in Population (Percent)	-3%

**LAND USE DISTRICTS**

The proposed R-1s District allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel.

The subject site exceeds the R-1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls. Relaxations to various land use provisions may also be considered at the development permit stage.

**LEGISLATION & POLICY**

Municipal Development Plan (2009 – statutory)

The subject site is identified within the Developed- Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

**LAND USE AMENDMENT  
BRIDLEWOOD (WARD 13)  
BRIDLERIDGE HEIGHTS SW & 24 STREET SW  
BYLAW 120D2017**

**MAP 29SS**

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

The subject site is not located within an area with an applicable Area Redevelopment Plan.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**TRANSPORTATION NETWORKS**

The site is located; approximately 225 metres from the transit stop, servicing the Route 14, with service to the Somerset/ Bridlewood LRT station.

There are no parking restrictions in the area.

**UTILITIES & SERVICING**

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

**ENVIRONMENTAL ISSUES**

An Environmental site assessment was not required.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable to this land use amendment application.

**LAND USE AMENDMENT  
BRIDLEWOOD (WARD 13)  
BRIDLERIDGE HEIGHTS SW & 24 STREET SW  
BYLAW 120D2017**

**MAP 29SS**

---

**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Community Association was circulated and provided no comments.

**Citizen Comments**

There have been no comments from adjacent residents.

**Public Meetings**

No public meetings were held.

**LAND USE AMENDMENT  
BRIDLEWOOD (WARD 13)  
BRIDLERIDGE HEIGHTS SW & 24 STREET SW  
BYLAW 120D2017**

**MAP 29SS**

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

My name is Oluwadamilola Awoniyi. My husband Oluwaseyi Awoniyi and I own the above property. The property has a double attached garage and two additional parking spots in front. It's about 450m away from Bridlewood School and about 850m away from Monignor J J O'Brien School. It's only about 2 minutes' walk from the nearest bus stop. We have applied for a re-designation of the property to enable us to have a secondary suite for two main reasons:

1. We intend to operate this suite as a rental property for the purpose of generating income to support the family and help out with mortgage payments; and
2. If approved, the secondary suite would support the city's housing goals by providing safe and affordable housing for persons who could not ordinarily afford it.