

**LAND USE AMENDMENT
BRIDLEWOOD (WARD 13)
BRIDLECREEK GATE SW WEST OF BRIDLECREEK PARK SW
BYLAW 6D2017**

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. The application was not submitted as a result of a complaint. The parcel does contain an existing basement suite.

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 November 03

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 6D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 32 Bridlecreek Gate SW (Plan 9712089, Block 5, Lot 3) 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 6D2017.

REASON(S) FOR RECOMMENDATION:

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

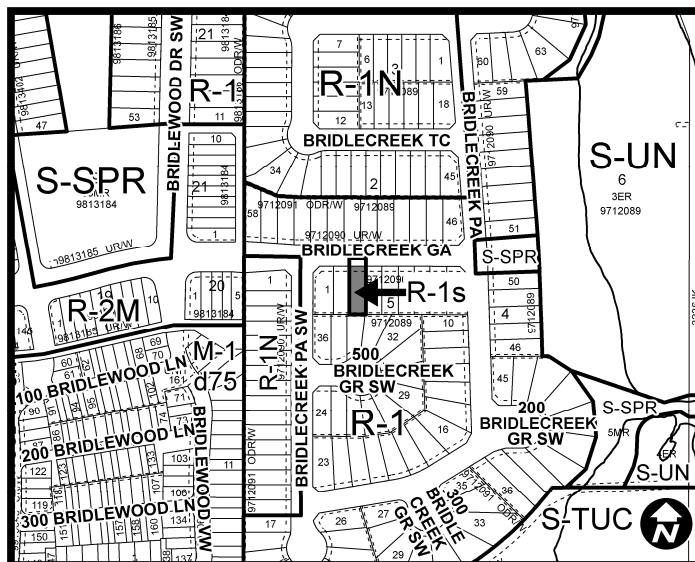
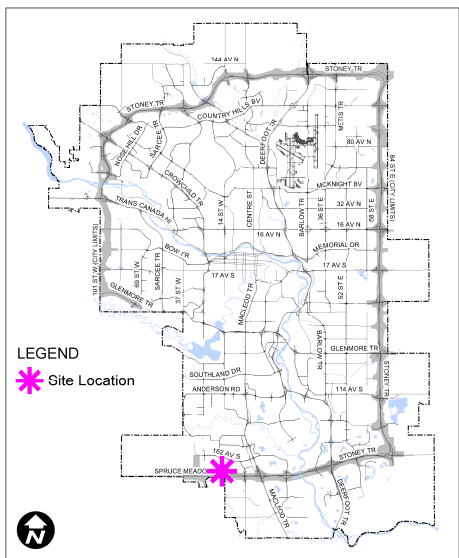
ATTACHMENT

1. Proposed Bylaw 6D2017
2. Public Submissions

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MAP 29SS

LOCATION MAPS



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MAP 29SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 32 Bridlecreek Gate SW (Plan 9712089, Block 5, Lot 3) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: R. Wright

Carried: 6 – 2

Opposed: S. Keating and M. Foht

Reasons for Approval from Mr. Wright:

- There were six applications for secondary suites on the 2016 November 03 agenda. Community Association responses were two letters of support, one opposed and the remaining three were silent. Citizen letters included one in favour and one opposed for one application in a community that has lost 22 percent of its population since its peak in 1977. The CA supported the application. Four applications had no citizen letters of opposition. There appears to be no planning logic associated with files that draw opposition.

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MAP 29SS

Applicant:

Ravdeep Kaur Batth

Landowner:

Ravdeep Kaur Batth
Munish Kumar Mehan

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Bridlewood on Bridlecreek Gate SW just west of Bridlecreek Park SW. Surrounding development consists of low-density residential to the north, south, east, and west.

Bridlewood	
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 or Backyard Suite in addition to a Single Detached Dwelling on the 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 Developing – Planned Greenfield with Area Structure Plan (ASP) 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.

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- *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.

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).

Midnapore III Community Plan (2003 – non-statutory)

The subject site is identified within the Neighbourhood Area on Map 2 – Land Use Concept of the Midnapore III Community Plan. The proposed land use amendment is keeping with the intent and policies of Section 1.6 Neighbourhood Area, within the Midnapore III Community Plan.

- *Neighbourhood Area* policies encourage a broad range of housing types to support a diversity of households, while single family remains a predominant form of housing.

TRANSPORTATION NETWORKS

The subject site is approximately 160 metres away from a bus stop on Bridlewood Avenue SW, just west of Bridlewood Drive SW. This bus stop provides access to the 14 bus route, which provides service to the Somerset-Bridlewood LRT station and Shawnessy Shopping Centre.

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.

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MAP 29SS

ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment application.

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

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

With regards to 32, Bridlecreek Gate SW, Calgary, Alberta T2Y 3P2, we want to apply for Land Use Redesignation (Secondary Suites; R-1 to R-1s). Please be advised that we, Munish K. Mehan and Ravdeep K. Batth, are the registered owners of the property.

We are a growing family and presently reside at aforementioned property with our 1.5 year old son. We also have our extended families often visiting us from back home. Parents of Munish Mehan visited us last year and mother of Ravdeep Batth plans to visit by the end of 2016 and stay for a year. We are a very socially engaged family and often have other relatives or friends staying over.

Geographically, the property is located a block away from children outdoor play area and Bridlewood wetlands. Also, we are very close to the nearest bus stop and surrounding shopping areas.

This makes us feel the need to legalize our basement suite to a more functional and livable one to accommodate our family, friends and relatives.