

**LAND USE AMENDMENT  
BRIDLEWOOD (WARD 13)  
SOUTH OF BRIDLECREST DRIVE SW AND EAST OF  
BRIDLECREST BOULEVARD SW  
BYLAW 309D2016**

**MAP 30SS**

**EXECUTIVE SUMMARY**

The proposal is to re-designate 106 Bridlecrest Boulevard SW from Residential One Dwelling (R-1) District to Residential One Dwelling (R-1s) District in the community of Bridlewood in order to accommodate a secondary suite. A secondary suite does not currently exist and this 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 October 20

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 309D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 106 Bridlecrest Boulevard SW (Plan 0411469, Block 8, Lot 9) 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 309D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible and complementary with the established character of the community. In addition, this proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel is accessed from the street and has a front-facing double garage with drive way and will be able to accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

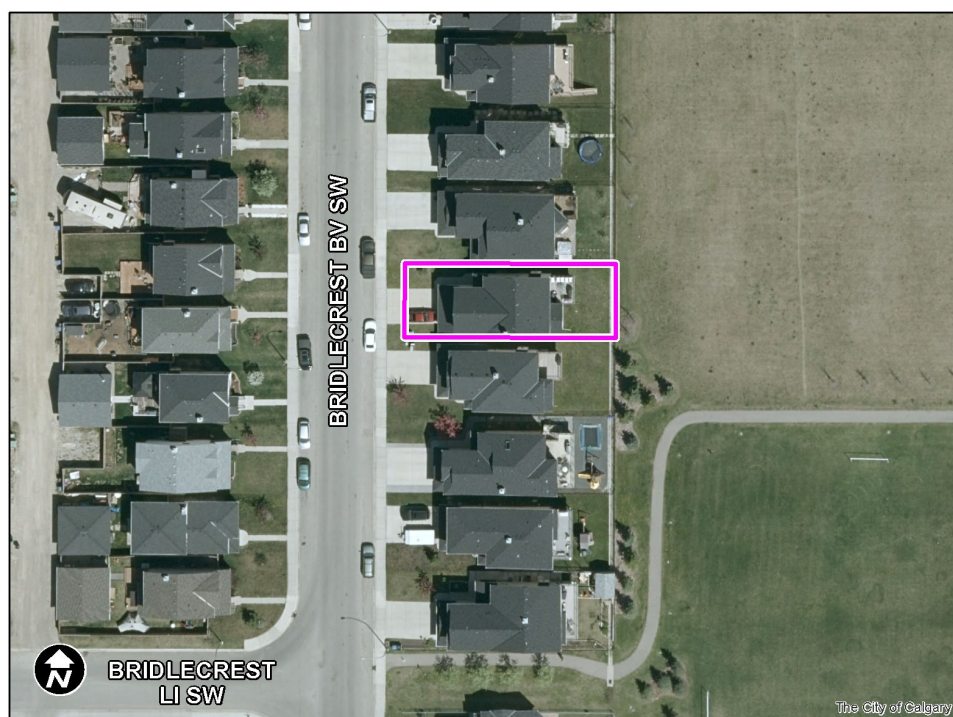
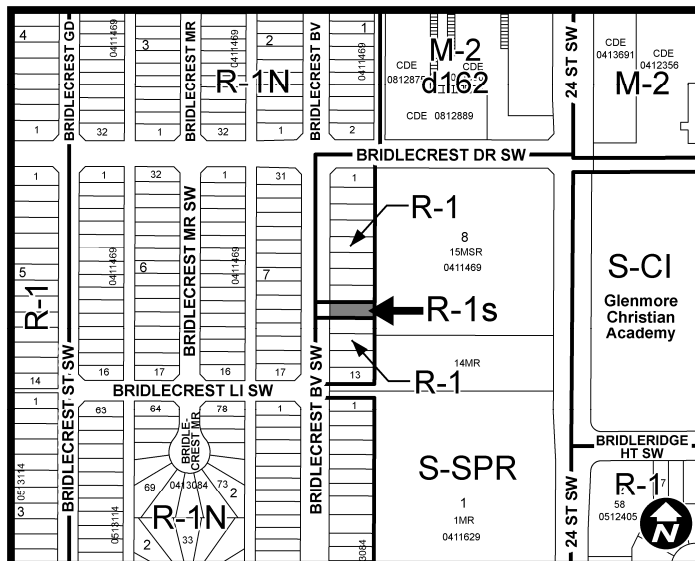
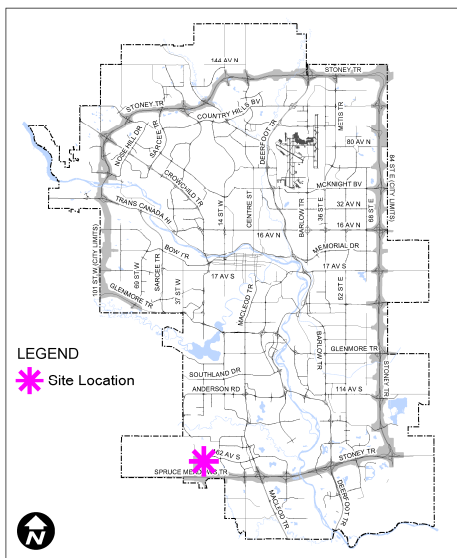
**ATTACHMENTS**

1. Proposed Bylaw 309D2016
2. Public Submission

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LOCATION MAPS



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**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 106 Bridlecrest Boulevard SW (Plan 0411469, Block 8, Lot 9) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

**Moved by: C. Friesen**  
Absent: G. Morrow

**Carried: 4 – 1**  
Opposed: S. Keating

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**Applicant:**

Ashwani Attri

**Landowner:**

Ashwani Attri  
Reeta Suman

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located within a low density Residential One Dwelling (R-1) district in the Community of Bridlewood. The site is developed with a single detached dwelling that has an attached, two car front-facing garage which is accessed from a public road. There is no lane. The site is approximately 360 metres from the closest transit stop, servicing the Route 14, with service to the Somerset / Bridlewood LRT station.

| 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 can accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite.)

The subject site meets the minimum R-1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxations may be required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific Secondary Suite type, but rather it allows for an additional dwelling unit (in the form of a Secondary Suite) to be considered via the development permit process.

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## LEGISLATION & POLICY

### South Saskatchewan Regional Plan (SSRP)

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

### Municipal Development Plan (MDP) (2009):

The subject site is within the Developing-Planned Greenfield area on Map 1 – Urban Structure. The MDP makes no specific reference to the subject site but is in keeping of overarching MDP policies including:

*Neighborhood Infill & Redevelopment* (section 2.2.5) 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 (section 2.3.1) 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.

### Midnapore 3 Community Plan (1997):

The subject site is in the "Neighborhood Area" district on Map 2. The proposed land use amendment is in keeping with policy including:

*Neighborhood Area, Required Uses and Features* (section 1.6.3 and 1.6.4) encourage the provision for a variety of dwelling units, other than single detached, in each community. Graduated density is to be highest near neighborhood nodes. The subject site and a nearby neighborhood node share adjacency with a Joint Use Site which in effect, makes the two features adjacent to each other

## TRANSPORTATION NETWORKS

The site is located approximately 360 metres from the transit stop, servicing Route 14 with service to the Somerset / Bridlewood LRT station. There are no parking restrictions. There is no existing rear lane.

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**UTILITIES & SERVICING**

Water, sanitary and storm sewer services are available and can accommodate the potential addition of a secondary suite without the need for off-site improvements at this time.

Adjustments to on-site servicing may be required depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Somerset / Bridlewood Community Association was circulated as per the normal circulation process and no comments were received prior to the circulation deadline. In addition to the standard circulation process, Administration sent an email to the Community Association to confirm there are no comments. The Community Association provided the following response:

“We would only ask that the owner consider allowing renters to park in the driveway, or in front of the rental property only. As that street is all attached garage in the front, which doesn’t allow for much street parking, I always ask that they please make mention to be considerate of neighbours when parking.”

This application satisfies the minimum parking standards required in Land Use Bylaw 1P2007. A total of two (2) motor vehicle parking stalls are required and the existing double garage, combined with the front drive way pad provides onsite parking space, in excess of two (2) stalls.

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**Citizen Comments**

One (1) letter of objection was received by Administration and considered as part of the review process. This letter was not in support of the application and cited concerns about community character, renters and that approval of this application will result in more secondary suite application approvals that will result in the neighbourhood being crowded, noisy and unsafe.

These comments were considered as part of the review process although there was no land use planning rationale provided. A land use amendment considers the possible uses on the subject site and cannot consider the possible users that may eventually reside there.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

We want to apply for the secondary suite in our home at 106 Bridlecrest Blvd SW Calgary. We have following reasons for applying secondary suite and reasons for approval.

1. Our parents want to stay with us at our home. We have walkout basement around of 1000 sq ft, which we want to convert into secondary suite. This space will be available for our parents to live on. I have daughter and she loves to play with them in backyard. They are senior citizens and it's very hard for them to go up and down stairs all the time. It would be much convenient for them if they stay in walkout basement and accompany my daughter too for play time. If they would have kitchen in the basement it would get much convenient for them to access the things around. This is the main reasons we want to build secondary suite for our parents so they feel happy to stay with us without any inconvenience.
2. We have small shopping complex near to our home. This complex has Sobeys, 7Eleven, Scotia bank, great clip, and some food restaurants. All these facilities are just 5-10 min walking distance. This shopping complex is very convenient for grocery shopping and for daily usable things.
3. We have bridlewood centre in our neighbourhood. In this complex we have Oasis medical clinic, Oasis dental clinic and Oasis pharmacy, which is very convenient for them to access. It is just walking distance from our home. In this complex we have RBC bank, small bakery shops and daily use things shop and convenient to walk up to that. There is no need for car to access these facilities. Medical is important for everyone so this neighbourhood strip mall offers them easily accessible medical facility, which is really peace of mind for the senior people.
4. We have transit access to route 14 on NB 24<sup>th</sup> street SW which is 5 min walking distance from our home. With this feature we have easy access to public transit. We can reach to Somerset station in 6 min on car and it takes only 19-20 min to the station on bus. Route 14 has access to south hospital. In case of emergency that can be easily accessible.
5. We have open ground next to our backyard which is really great place for walk and play. Open green space gives refresh feeling and our parents would have nice place to live in and see the green space all the time. Our parents love to walk and do some daily exercise, the open space at the back offers them a lot of room to move around and so some daily exercise plus walking in the ground and backyard.
6. We have Bridlewood public school and GCA private school and both schools are walking distance from our home. Having schools on walking distance can be great feature for our secondary suite. Our parents can drop or pick my daughter from the school, which would be great for the grandparents bonding.

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APPENDIX II

LETTERS RECEIVED

Schlodder, Tom

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**From:** Alia Vanzhov [REDACTED]  
**Sent:** Thursday, October 06, 2016 5:27 PM  
**To:** SBCA Gord Petersen  
**Cc:** Schlodder, Tom; SBCA info  
**Subject:** Re: 106 Bridlecrest Blvd SW (LOC2016-0209)

**Importance:** High

Hi Tom,

We would only ask that the owner consider allowing renters to park in the driveway, or in front of the rental property only. As that street is all attached garage in the front, which doesn't allow for much street parking, I always ask that they please make mention to be considerate of neighbours when parking.

Thank you,

Alia Vanzhov  
President  
Somerset Bridlewood Community Association  
[www.mysbca.ca](http://www.mysbca.ca)  
Like us on Facebook

On Oct 6, 2016, at 1:02 PM, gordon.petersen [REDACTED] wrote:

Thx Tom.

I've cc'd the SBCA Board here too.

Regards,

Gordon Petersen  
Sent from my BlackBerry 10 smartphone on the TELUS network.

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**From:** Schlodder, Tom  
**Sent:** Thursday, October 6, 2016 12:58 PM  
**To:** 'infrastructure@mysbca.ca'  
**Reply To:** Schlodder, Tom  
**Subject:** 106 Bridlecrest Blvd SW (LOC2016-0209)

Hi Gordon;

The Somerset / Bridlewood Community Association was circulated on a proposed land use amendment to allow for a secondary suite. The deadline for comments has passed but I thought I would reach out as I know that volunteers are busy folks. If you have any comments regarding this particular application, please let me know before 3pm tomorrow (Friday.)

Tom Schlodder