

**Land Use Amendment in Bridlewood (Ward 13) at 288 Bridlewood Avenue SW,  
 LOC2023-0121**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares  $\pm$  (0.1 acres  $\pm$ ) located at 288 Bridlewood Avenue SW (Plan 0212796, Block 15, Lot 8) from Direct Control (DC) District to Residential – Narrow Parcel One Dwelling (R-1N) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to legalize an existing secondary suite within the dwelling unit.
- The proposal represents a similar building form and set of uses that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed Residential – Narrow Parcel One Dwelling (R-1N) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-1N District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyle and demographics.
- A development permit for a secondary suite has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application, in the southwest community of Bridlewood was submitted by Chad Gray Vautour on behalf of the landowners, Katherine Allison and Chad Gray Vautour on 2023 May 2. The current land use for the subject parcel is Direct Control (DC) District (Bylaw 26Z2004), which is based on Residential Narrow Lot Single-Detached (R-1A) District of Land Use Bylaw 2P80, which does not allow secondary suites. The purpose of this application is to legalize the existing secondary suite on the subject parcel as noted in the Applicant Submission (Attachment 2). A development permit (DP2023-01875) for a secondary suite was submitted on 2023 March 27 and is under review.

The 0.04 hectare  $\pm$  (0.1 acre  $\pm$ ) midblock site is located on the north side of Bridlewood Avenue SW, 40 metres to the west of the junction with Bridleridge Way SW. It is currently developed with a single-detached dwelling and a detached garage with vehicular access from the rear lane. The site is well served by public transit, and is close to a number of bus stops, local parks, and Bridlewood School.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning evaluation (Attachment 1).

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**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted Somerset-Bridlewood Community Association and neighbouring landowners to discuss the application in person. In addition, a sign was posted outside of the subject property to share information with the rest of the community. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report.

No comments from the Somerset-Bridlewood Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

This proposal may have positive social implications by offering a greater number and variety of dwelling types for Calgarians near existing services and amenities.

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy-Pathways to 2050*. Further opportunities to align future development on these sites with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 September 07**

**ISC: UNRESTRICTED  
CPC2023-0849  
Page 3 of 3**

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**Economic**

The proposed land use would allow the ability to moderately increase density in this location and would make for more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform