

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bridlewood, mid-block on the north side of Bridlewood Avenue SW, 40 metres to the west of the junction with Bridleridge Way SW. The parcel is approximately 0.04 hectares ± (0.1 acres ±) and is approximately 10.73 metres wide by 34.98 metres deep. The parcel is currently developed with a single-detached dwelling and a detached garage with vehicular access from the rear lane.

The surrounding development is characterized primarily by single-detached dwellings to the west, east, and north. These parcels are designated as either Direct Control (DC) District under [Bylaw 26Z2004](#) (which is based on the Residential – Narrow Parcel One Dwelling (R-1A) District under Bylaw 2P80) and R-1N District. The parcels to the south are designated as Direct Control (DC) District (42Z99), which is based on the R-1A District of Bylaw 2P80 and comprise of rowhouse development.

The subject site is well served by Calgary Transit with a transit stop Route 14 (Bridlewood/Cranston) direct in front of the property that connects to and from Somerset-Bridlewood Station. The subject site is within close proximity to a number of local parks and 650 metres (10-minute walk) to Bridlewood School.

Community Peak Population Table

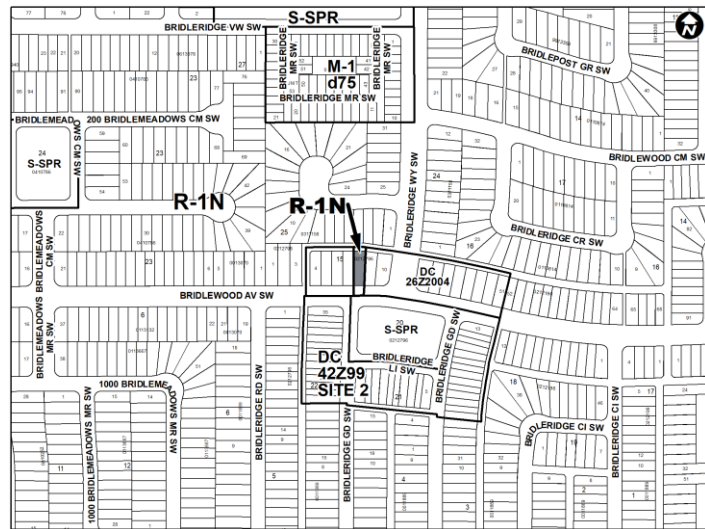
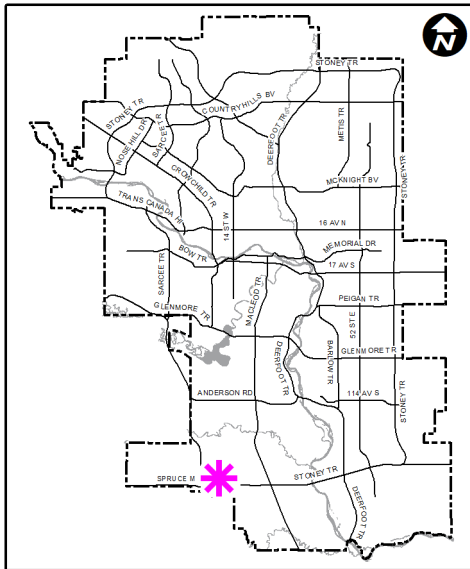
As identified below, the community of Bridlewood reached its peak population in 2015.

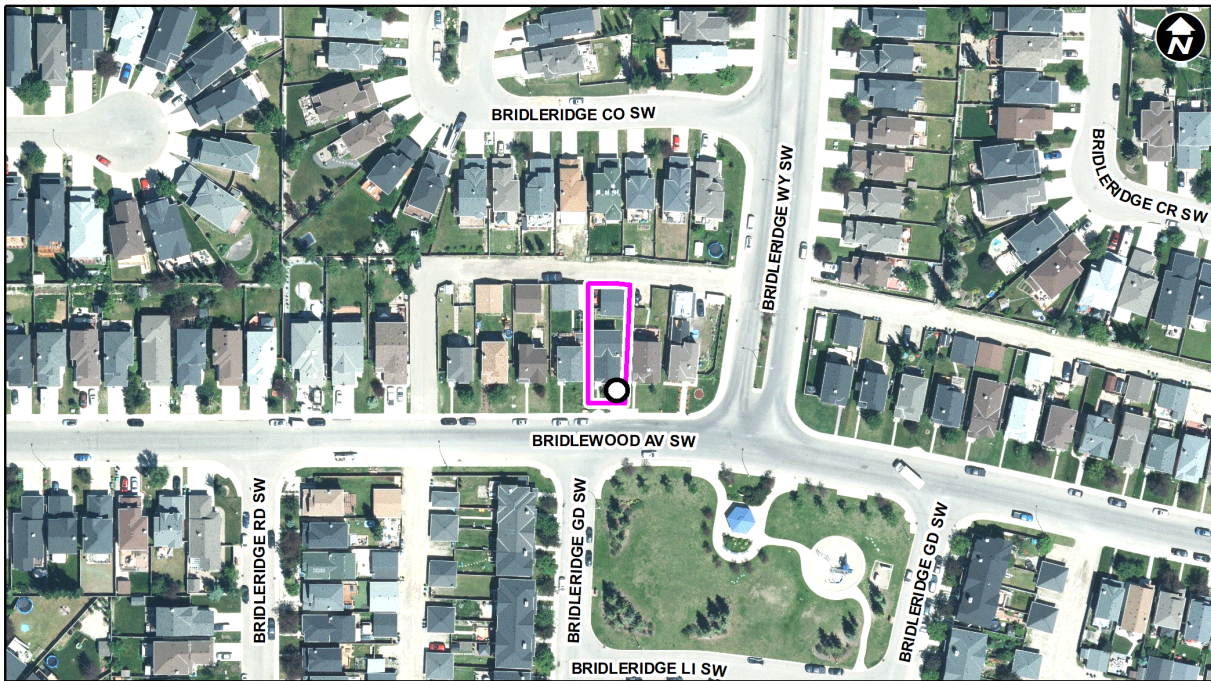
Bridlewood	
Peak Population Year	2015
Peak Population	13,045
2019 Current Population	12,641
Difference in Population (Number)	-404
Difference in Population (Percent)	-3.1%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bridlewood Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District (Bylaw 26Z2004) is based on the Residential – Narrow Parcel One Dwelling (R-1A) District of Land Use Bylaw 2P80. The R-1A District does not allow secondary suites. There is an existing secondary suite in the dwelling and a land use redesignation is required to legalize the suite

The proposed Residential – Narrow Parcel One Dwelling (R-1N) District is primarily for single detached dwellings, secondary suites and backyard suites in the Developing Area on narrow or small parcels. The R-1N District allows for a maximum building height of 11 metres and one dwelling unit. Secondary suites are a discretionary use within the R-1N District.

The purpose of this application is to take advantage of the secondary suites amnesty program to legalize existing secondary suites within districts that are compatible and similar to the existing neighborhood context.

Development and Site Design

The rules of the proposed R-1N District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is available from the adjacent street network. Sidewalks exist on both sides of Bridlewood Avenue SW and Bridleridge Way SW. On-street bikeways are recommended for Bridlewood Avenue SW and Bridleridge Way SW as per the 5A (Always Available for All Ages and Abilities) Network, however implementation of this project is uncertain at this time. A transit stop is available directly in front of this property, with Route 14 – Bridlewood/Cranston offering service to and from the Somerset-Bridlewood Station.

Vehicle access to the site is from the rear lane. Street parking is available on Bridlewood Avenue SW and Bridleridge Way SW without any restrictions. Both roads are classified as collector roadways.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water and sanitary services exist to the site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (2017)

The subject parcel is located within the IDP Plan Area on Map 1: Plan Area of [Intermunicipal Development Plan for the Municipal District of Foothills and the City of Calgary \(IDP\)](#). The application was circulated to Foothills County for their review and no concerns were identified. The proposal is consistent with the policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is identified as 'Developing Residential – Planned Greenfield with Area Structure Plan (ASP)' area in the [Municipal Development Plan](#) (Map 1: Urban Structure). The applicable MDP policies encourage a mix of housing types, tenures (rental and ownership) and densities for all ages, income groups, family types, and lifestyles and promote innovative housing types as alternative means of accommodating residential growth and providing affordable housing options. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Midnapore III Community Plan (1997)

The [Midnapore III Community Plan](#) identifies the subject site as ‘Neighbourhood Area’ and is near to a ‘Neighbourhood Node’ (Map 2: Land Use Concept). The applicable policies support higher densities and secondary suites near neighbourhood nodes. The proposed land use amendment is in alignment with applicable policies of the *Midnapore III Community Plan*.