

**Land Use Amendment in Bridlewood (Ward 13) at 102 Bridleridge Way SW,
 LOC2023-0195**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.08 acres ±) located at 102 Bridleridge Way SW (Plan 0210776, Lot 5, Block 64) from Direct Control (DC) District to Residential – Narrow Parcel One Dwelling (R-1N) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 05:**

That Council give three readings to **Proposed Bylaw 231D2023** for the redesignation of 0.03 hectares ± (0.08 acres ±) located at 102 Bridleridge Way SW (Plan 0210776, Lot 5, Block 64) from Direct Control (DC) District to Residential – Narrow Parcel One Dwelling (R-1N) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2023 October 5:

“5. CONSENT AGENDA

Moved by Commissioner Pollen

That the Consent Agenda be approved, as follows, **after correction**:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Bridlewood (Ward 13) at 102 Bridleridge Way SW,
 LOC2023-0195, CPC2023-0943

A Corrected Attachment 1 was distributed with respect to Report CPC2023-0943.

5.3 Land Use Amendment in Winston Heights/Mountview (Ward 4) at 501 – 21
 Avenue NE, LOC2023-0202, CPC2023-1038

For: (6): Director Mahler, Commissioner Hawryluk, Commissioner Pollen,
 Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED.”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a secondary suite, in addition to the building types already allowed (e.g. single detached dwelling).
- 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 is compatible and consistent with the surrounding context and allows for additional housing choice within the community.

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- 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, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Bridlewood, was submitted by the landowner, Eugenija Klipsiene, on 2023 July 12. The current land use for this parcel is a DC Direct Control District (Bylaw 42Z99) based on the R-2A Residential Low Density District of Land Use Bylaw 2P80 which does not allow additional secondary suites for the subject site as the maximum of 18 secondary suites for Site 1 in the DC District has already been reached. The proposed R-1N District is needed to accommodate the existing parcel width and would allow for secondary suites to be accommodated within the existing dwelling. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the purpose of the application is to legalize the existing secondary suite.

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

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 the respective community association was appropriate. The applicant determined that no outreach would be undertaken as their intention is to legalize a secondary suite while maintaining the established building form 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 sent to adjacent landowners.

No public comments were received at the time of writing this report. No comments from the 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. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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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 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 this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would allow for more efficient use of land, existing infrastructure and services and provide more housing in the community.

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
4. **Proposed Bylaw 231D2023**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform