

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bridlewood on Bridleridge Way SW midblock between 162 Avenue SW and Bridlewood Road SW. The site is approximately 0.03 hectares (0.08 acres), approximately 35 metres deep by 10 metres wide and is serviced by a rear lane. Development in the surrounding area primarily consists of single detached homes. Transit Route 14 (Bridlewood/Cranston) stops within 130 metres (a two-minute walk) of the site.

The site is located within 150 metres (a two-minute walk) of Bridlewood School, 380 metres (a six-minute walk) of Glenmore Christian Academy and 150 metres (a two-minute walk) of a community commercial centre featuring a grocery store, gas station, banks and restaurants.

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

The existing Direct Control (DC) District ([Bylaw 42Z99](#)) is based on the R-2A Residential Low Density District of Land Use Bylaw 2P80. The purpose of the R-2A District is to provide for the option of townhouse development at similar densities to single detached, semi-detached and duplex development. The DC District contains specific rules around the number of “accessory suites” which means a secondary dwelling unit situated within the principal building with a separate private entry. A land use redesignation is required to allow for a proposed secondary suite because the maximum number of 18 suites permitted in the DC District has been reached.

The proposed Residential – Narrow Parcel One Dwelling (R-1N) District accommodates a Single Detached Dwellings in the Developing Area, which is consistent with the R-2A District of Land Use Bylaw 2P80. The proposed R-1N District allows for a maximum building height of 10 metres and one dwelling unit, with the additional use of secondary suite. The proposed land use accommodates the existing parcel width and enables secondary suites using a district that is compatible with the existing neighbourhood context. The purpose of the application is to legalize the existing secondary suite.

Development and Site Design

If this redesignation is approved by Council, the rules of the R-1N District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Pedestrian and vehicular access to the site is available via Bridleridge Way SW, as well as the rear lane. The area is served by Calgary Transit Route 14 (Bridlewood/Cranston) which services the Somerset/Bridlewood LRT station and provides transit service every seven minutes during peak hours. There is a bus stop approximately 150 metres (a two-minute walk) north of the site on Bridleridge Way SW. On-street parking adjacent to the site is unregulated on Bridleridge Way SW. There is a future on-street 5A (Always Available for All Ages and Abilities) Network pathway recommended along Bridleridge Way SW.

A Transportation Impact Assessment was not required as part of the application.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This land use amendment complies with MDP policy which characterizes these areas as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally-oriented retail.

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 (Non-Statutory - 1997)

The subject site is located within the Residential Corridor as defined on Map 2: Land Use Concept of the [Midnapore III Community Plan](#). The corridor is envisioned to contain a mix of uses, including multi-family residential and single family residential with secondary residential units, as well as some small-scale office and personal services. This land use amendment is aligned with the intent of the *Midnapore III Community Plan*.