



Public Hearing of Council

Agenda Item: 7.2.24



LOC2023-0195 / CPC2023-0943 Land Use Amendment

December 5, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2023
ITEM: 7.2.24 CPC2023-0943
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

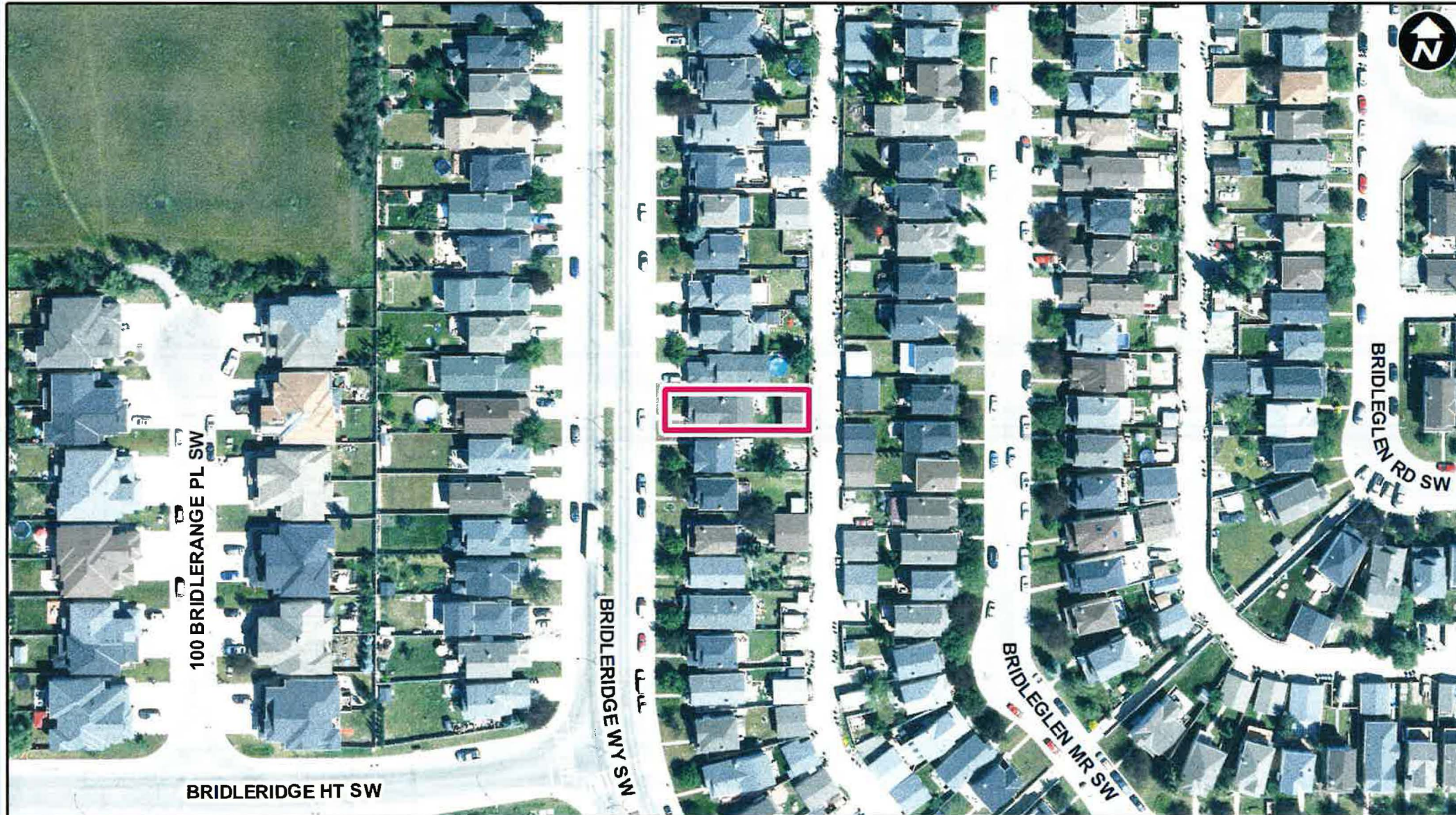
Give three readings to **Proposed Bylaw 231D2023** for the redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 102 Bridleridge Way SW (Plan 0210776, Block 5, Lot 64) from Direct Control (DC) District to Residential – Narrow Parcel One Dwelling (R-1N) District.



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow





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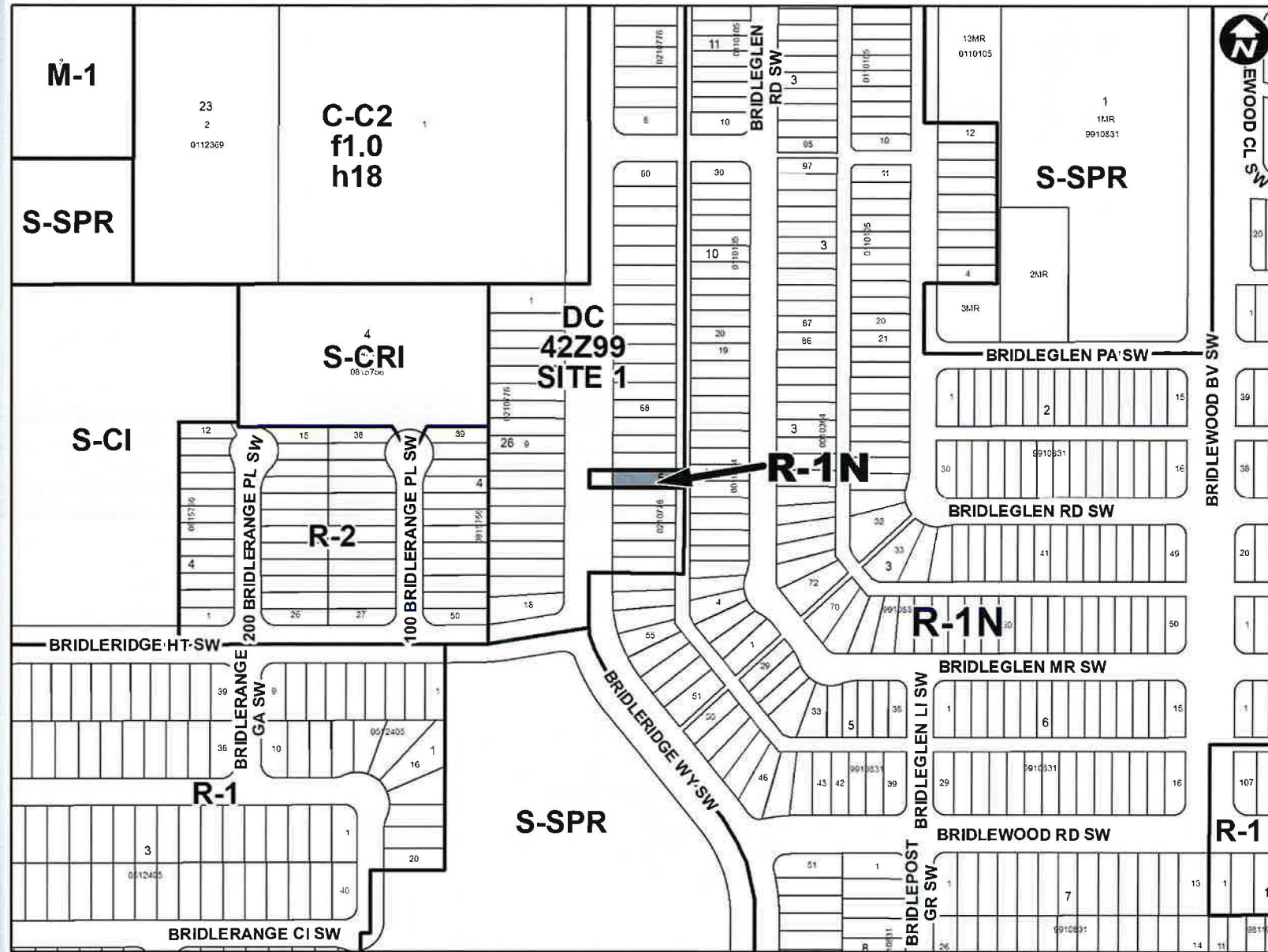
Parcel Size:

0.03 ha
35m x 10m

Surrounding Land Use

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Residential – Narrow Parcel 1 Dwelling (R-1N) District:

- Maximum height of 10 metres
- Secondary Suites are a permitted use

Calgary Planning Commission's Recommendation:

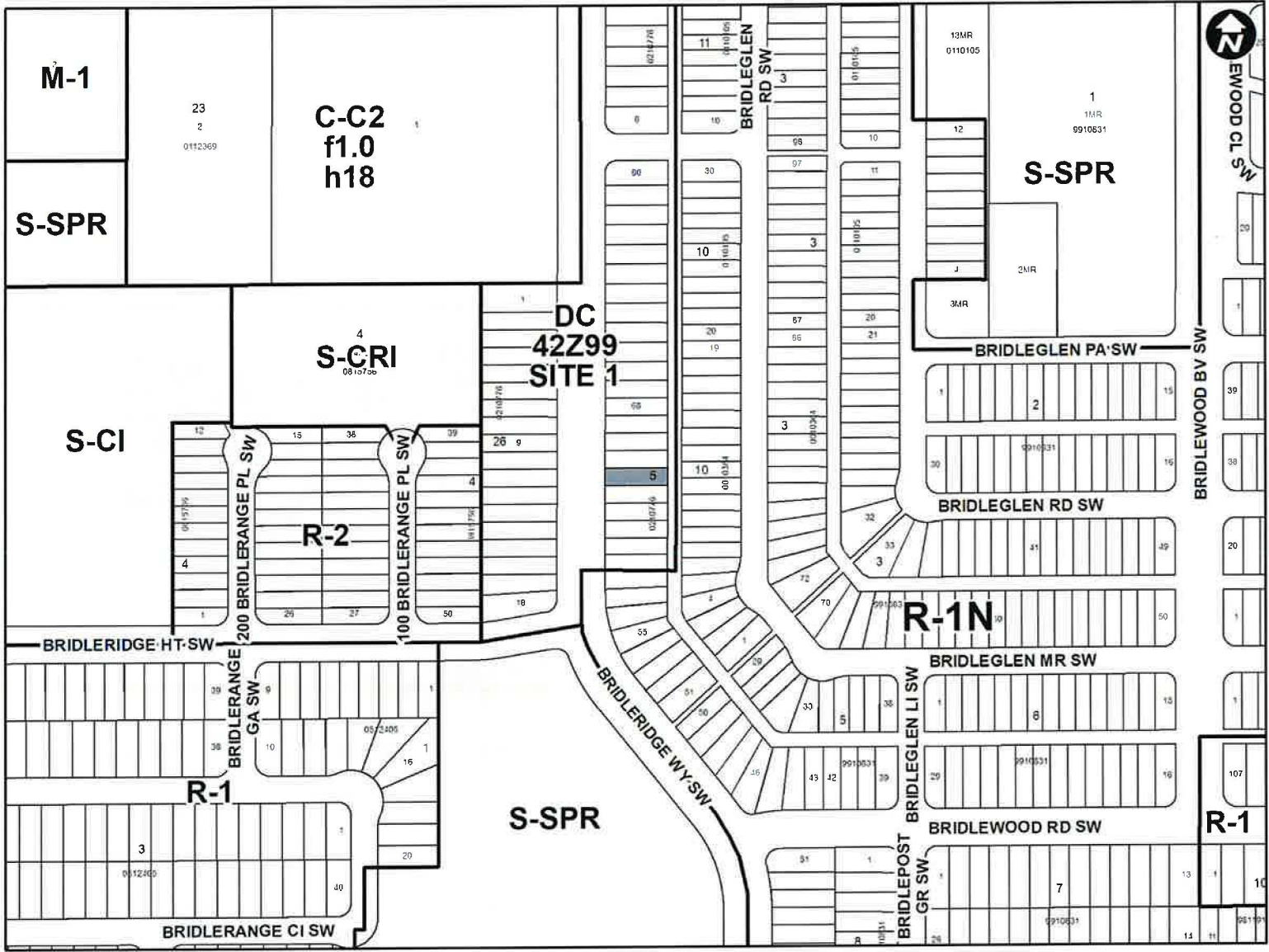
That Council:

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

Supplementary Slides

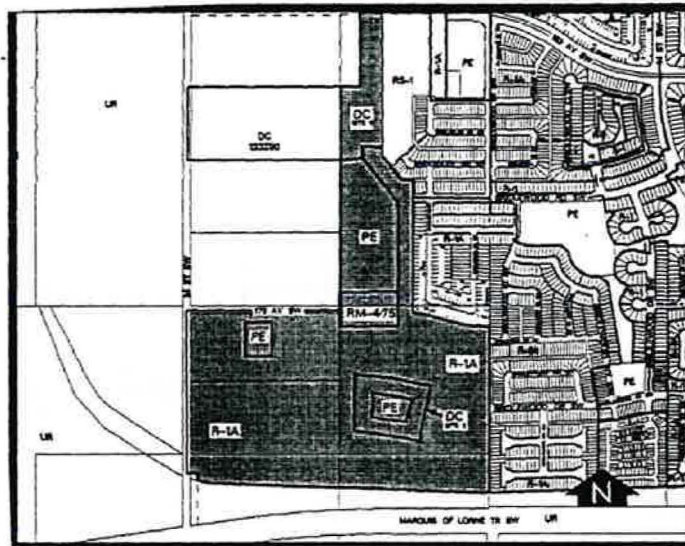






Amendment No. 98/103
Bylaw No. 42Z99
Council Approval: 20 September 1999

SCHEDULE B



SITE 1 1.77 ha± (4.3 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District shall be the Permitted and Discretionary Uses respectively including the discretionary uses of accessory suites, triplex dwellings and fourplex dwellings.

For the purpose of this bylaw, "accessory suite" means a secondary dwelling unit situated within the principal building with a separate private entry.

For the purpose of this bylaw, "secondary dwelling unit" means an additional dwelling unit on a lot designated for a single-detached dwelling and an accessory suite.

(2) Development Guidelines

The General Rules for Residential Districts of Section 20 and the Permitted and Discretionary Use Rules of the R-2A Residential Low Density District shall apply unless otherwise noted below:

(a) Accessory Suites

- (i) The maximum number of single-detached dwellings with accessory suites allowed on the site shall be 18.
- (ii) The gross floor area of an accessory suite shall not exceed 54 square metres plus a loft.
- (iii) An accessory suite shall require one parking space.
- (iv) A single-detached dwelling with an accessory suite shall comply with the rules in Section 22.2, R-1A Residential Narrow Lot Single-Detached District.

(b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted to the satisfaction of the Development Authority as part of a development permit application.

SITE 2 1.45 ha± (3.5 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District shall be the Permitted and Discretionary Uses respectively:

- (a) except that single-detached dwellings shall be discretionary uses;
- (b) including the discretionary uses of accessory suites, triplex dwellings and fourplex dwellings.

For the purpose of this bylaw, "accessory suite" means a secondary dwelling unit situated within the principal building with a separate private entry.

For the purpose of this bylaw, "secondary dwelling unit" means an additional dwelling unit on a lot designated for a single-detached dwelling and an accessory suite.

(2) Development Guidelines

The General Rules for Residential Districts of Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the R-2A Residential Low Density District shall apply unless otherwise noted below.

(a) Accessory Suites

- (i) A single-detached dwelling shall contain an accessory suite.