

Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 16720 – 24 Street SW (Plan 0512405, Block 2, Lot 58) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – Low Profile (M-1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to enable the development of multi-residential development of low height and medium density.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Midnapore III Community Plan* and maintains the density and intensity targets required in the area.
- What does this mean to Calgarians? The proposed Multi-Residential – Low Profile (M-1) District would allow for greater housing choice within the community in a developing neighbourhood activity centre.
- Why does it matter? The proposed M-1 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Bridlewood was submitted by Olympia Planning on behalf of the landowner, 2401158 Alberta Inc. (Yadwinder Grewal), on 2024 May 12. No development permit has been submitted at this time.

The approximately 0.29 hectare (0.72 acre) site is located on the southeast corner of 24 Street SW and Bridleridge Heights SW. The parcel is within a Neighborhood Node in the *Midnapore III Community Plan*. Neighbourhood nodes are intended to be the focal point of each neighbourhood and contain a mix of uses which include multi-family housing. These areas are intended to have higher densities than surrounding areas of the community. As indicated in the Applicant Submission (Attachment 2), the applicant seeks to build a new multi-residential development comprised of up to 50 non-market rental units.

The proposal is in alignment with the policies and objectives of the *Midnapore III Community Plan* and its principles for a Neighbourhood Node.

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 sent mailers within a 250-metre radius of the project site, sent letters to the Councillor's Office and the Somerset-Bridlewood Community Association and provided a direct phone and email line for interested people to contact. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 21 letters in opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- overshadowing of adjacent properties;
- obstruction of views;
- destruction of private trees; and
- impacts on privacy.

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. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

The proposed application enables the continuation of development in the community of Bridlewood by providing residential development that may fit the context of existing development in the area and provide additional housing choices.

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Environment

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

Economic

The proposal would allow for flexibility in the provision of residential uses on the site and support existing commercial uses in the area.

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