

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bridlewood on the south side of Bridlewood Heights SW and east of 24 Street SW. The site consists of one legal parcel that is approximately 0.29 hectares (0.72 acres) in size. The site is currently designated Residential – Low Density Mixed Housing (R-G) District and is developed with a single detached house with driveway access off 24 Street SW. There is no lane to the rear of the property.

Within a 400-metre radius (a seven-minute walk) of the subject site, the predominant land use in the area is a mixture of low density and multi-residential low and medium profile designations. There have been pockets of development throughout the immediate area which contain a higher mix of densities of residential units to the north and the south along 24 Street SW. Glenmore Christian Academy, designated Special Purpose – Community Institution (S-CI) District, is located directly north across Bridlewood Heights SW and Bridlewood School, designated Special Purpose – School, Park and Community Reserve (S-SPR) District, is located approximately 330 metres (a six-minute walk) east along Bridlewood Heights SW. An array of pocket parks and open space amenities are also located within this radius, with a large park space designated as S-SPR District located directly west across 24 Street SW. A commercial plaza, designated as Commercial – Community 1 (C-C1) District is located approximately 115 metres (a two-minute walk) to the south along 24 Street SW.

The subject site is also near major roadways such as 162 Avenue SW, James McKeivitt Road SW, and the Stoney Trail SW.

Community Peak Population Table

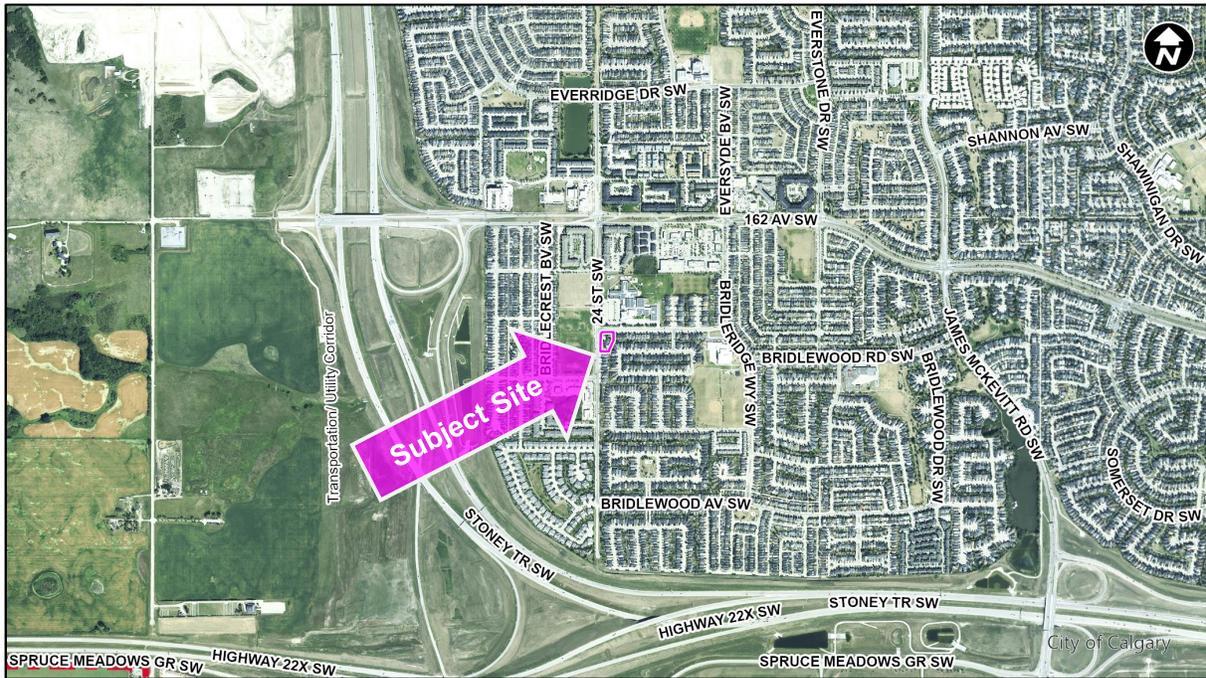
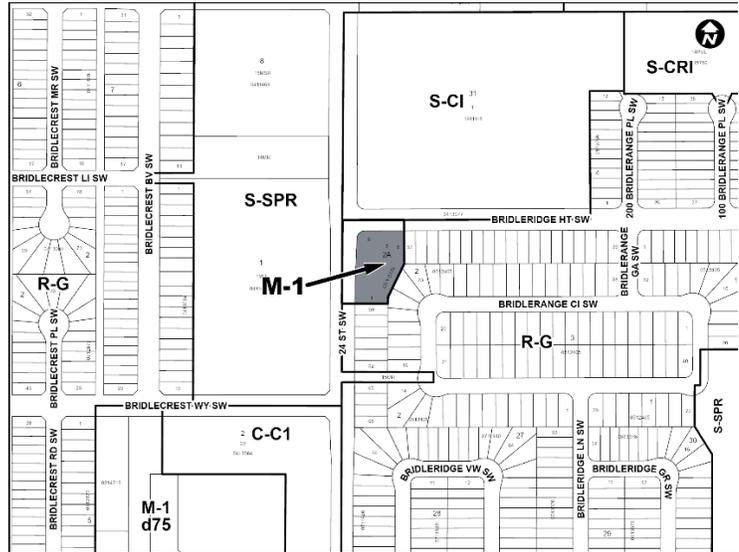
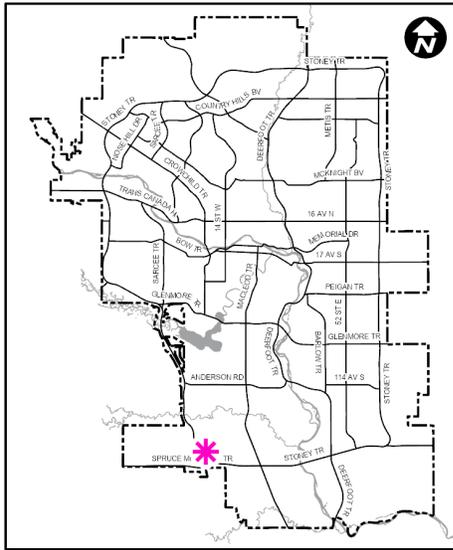
As identified below, the community of Bridlewood reached its peak population in 2015.

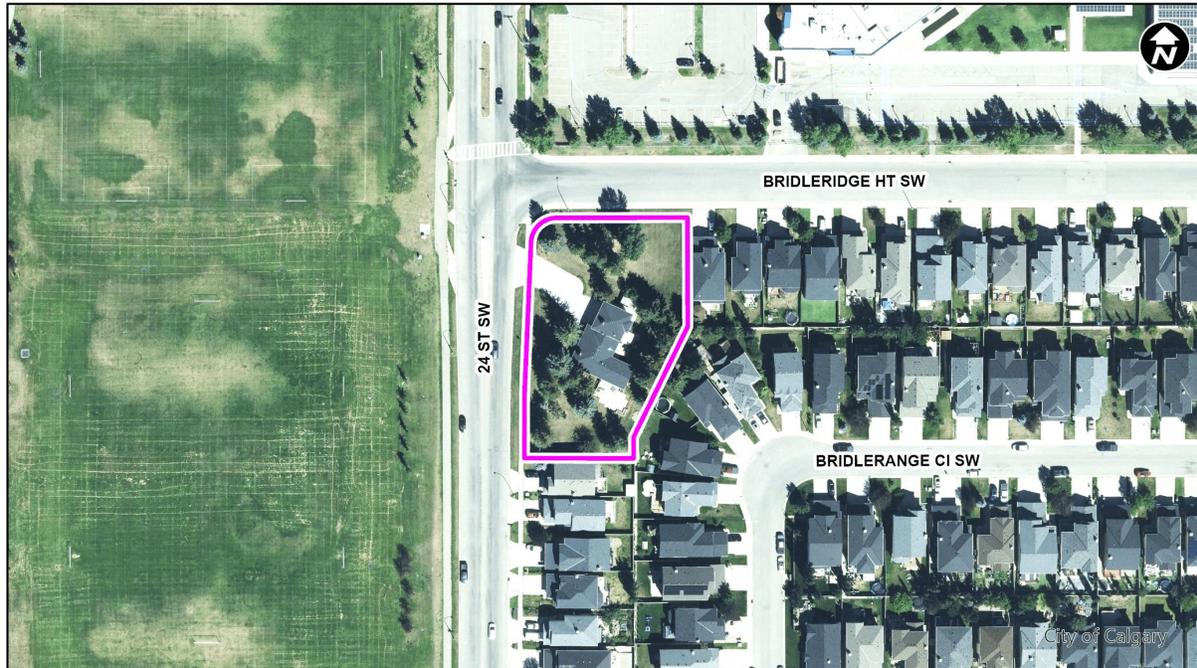
Bridlewood	
Peak Population Year	2015
Peak Population	13,045
2019 Current Population	12,641
Difference in Population (Number)	- 404
Difference in Population (Percent)	- 3.10%

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 Residential – Low Density Mixed Housing (R-G) District is intended for a mix of low density housing forms in suburban greenfield locations, including single detached dwellings, semi-detached dwellings, duplex dwellings, cottage housing clusters and rowhouse development, all of which may include a secondary suite. The current district includes a maximum building height of 12 metres.

The proposed Multi-Residential – Low Profile (M-1) District allows for multi-residential development in a variety of forms of low height and medium density. M-1 parcels are intended to be located in close proximity or adjacent to low density residential development and has a minimum density of 50 units per hectare (14 units) and a maximum density of 148 units per hectare (43 units). The maximum height in the M-1 District is 14 metres.

Development and Site Design

The applicable land use policies and the rules of the proposed M-1 District will provide guidance for future redevelopment of this site including appropriate uses, height, building massing, landscaping, and parking.

Given the specific context of the site, additional items that will be considered through the development permit process will include, but are not limited to:

- ensuring a good building to street interface with 24 Street SW and Bridlewood Heights SW; and
- providing a well-designed public realm, including a common amenity area for residents and pedestrian connections to adjacent streets and public parks.

Transportation

Vehicular accesses to the subject parcel are only to be from Bridleridge Heights SW. Transit service is available within 200 metres (a three-minute walk) on 24 Street SW for Route 14 (Bridlewood/Cranston). An existing Always Available for All Ages and Abilities (5A) pathway is available along 24 Street SW. A Transportation Impact Assessment (TIA) and a Parking Study were not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through the 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.

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

This parcel is subject to the [Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). As this site is not within the Interface Area, which focuses on long term development between the municipalities, there are no specific policies that apply to this site. The proposed land use aligns with the general policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Policies for the Planned Greenfield areas recognize policies adopted prior to the current MDP as appropriate to provide direction for development of the local community.

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

Midnapore III Community Plan (Non-Statutory – 1997)

The [Midnapore III Community Plan](#) identifies the intersection of 24 Street SW and Bridleridge Heights SW as a Neighbourhood Node. A Neighbourhood Node should be the social focus of the neighbourhood with a mix of housing and where residential densities are significantly higher at the node compared to the surrounding neighbourhood average. The proposal aligns with the policies of the plan and supports multi-residential development at this location.