

**Land Use Amendment in Bridlewood (Ward 13) at 260 Bridlewood Avenue SW,
 LOC2024-0242**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 260 Bridlewood Avenue SW (Plan 0212796, Block 16, Lot 48) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 18D2025** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 260 Bridlewood Avenue SW (Plan 0212796, Block 16, Lot 48) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for secondary suites, backyard suites, duplex dwellings and rowhouses, in addition to the building types already listed in the existing district (e.g. single detached dwellings).
- The proposal represents an appropriate density increase of a residential site, allows development that may be 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 – Low Density Mixed Housing (R-G) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-G District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a Secondary Suite has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southwest community of Bridlewood was submitted by the landowner, April Toth, on 2024 September 23 for the intention of developing a secondary suite within the existing single detached dwelling (Attachment 2). A development permit (DP2024-06800) to add a secondary suite in the basement was submitted on 2024 September 18 and is under review.

The 0.04 hectare (0.09 acre) mid-block parcel is located on Bridlewood Avenue SW, within one kilometre of the Shoppes of Bridlewood commercial area. Surrounding development includes one and two-storey single-detached homes to the north, east and west, and two-storey rowhouse developments to the south. A playground and park area designated as Special Purpose – School, Park, and Community Reserve (S-SPR) District is immediately south of the subject site, across Bridlewood Avenue SW.

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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 respective community association was appropriate. In response, the applicant reached out their immediate neighbours and neighbours within 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 also sent to adjacent landowners.

Administration received 49 letters of opposition, two letters of support, and two letters of a neutral stance from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- effect on the value of the existing neighbouring homes;
- an increase in height may not fit the existing character of the community;
- rowhouse and other multi-dwelling uses do not fit the character of the community; and
- public infrastructure and amenities such as roads, may not be able to accommodate an increase in users.

The letters of support noted general support for the change in land use for the intention of developing a secondary suite on the subject site.

The Somerset/Bridlewood Community Association did not provide any comments. Administration followed up with the Community Association 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.

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IMPLICATIONS

Social

The proposed R-G District would support a wider range of housing types than the existing Direct Control (DC) District (Bylaw 26Z2004), and better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The application does not include any actions that specifically address the objectives of the *Climate Resilience Strategy – Pathways to 2050*. Further opportunities to align future development on the subject site with applicable climate resilience strategies is being explored and encouraged through the development permit review.

Economic

The application would allow development up to two dwelling units with the option to include secondary suites and/or backyard suites which may result in a more efficient use of land, existing infrastructure, and services.

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 18D2025**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform