

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of Bridlewood along Bridlewood Avenue SW. The parcel is approximately 0.04 hectares (0.09 acres) in size measuring approximately 11 metres wide and 32 metres deep. The laned parcel is located mid-block and is currently developed with a single detached dwelling and detached garage.

Surrounding development is primarily characterized by single detached residential development of one to two storeys and a rowhouse/multi-family development south of the subject parcel. Also directly south of the subject site is a playground/park area designated as Special Purpose – School, Park and Community Reserve (S-SPR) District. The subject site is located within 550 metres (about a six-minute walk) from Bridlewood School (Grades K-6), and within one kilometre of the Shoppes of Bridlewood commercial area and 162 Avenue SW, which is classified as an arterial street.

Community Peak Population Table

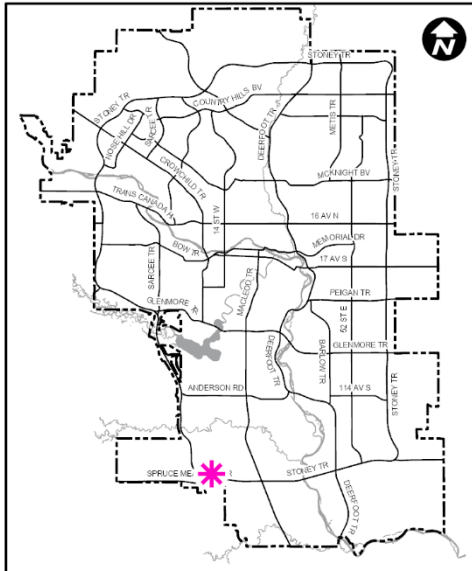
As identified below, the community of Bridlewood reached its peak population in 2015.

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 subject parcel is currently designated as a Direct Control (DC) District ([Bylaw 26Z2004](#)) for low-density development in the form of single detached dwellings on narrow lots with vehicle access and parking from the rear lane only. With this current designation, the subject parcel can accommodate a maximum building height of 9.0 meters and a maximum density of one dwelling unit. Secondary suites and backyard suites are not listed uses within the Direct Control District as these uses were not included in the 2P80 Land Use Bylaw.

The proposed R-G District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and cottage housing clusters. The R-G District allows for a maximum height of 12 metres and a minimum parcel area of 150 square metres per dwelling unit. Based on the parcel area, this would allow up to two dwelling units on the site. Much of the surrounding parcels in the area were re-designated to R-G under the citywide rezoning ([Bylaw 21P2024](#)).

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are allowed in the R-G District and do not count towards allowable density. The parcel would require 1.0 parking stall per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-G District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface with the lane, including garage access; and
- building massing, height, and relationship with the adjacent residential parcels.

Transportation

The subject site is located along Bridlewood Avenue SW, which is classified as a Collector Road.

Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on Bridlewood Avenue SW.

The proposed development is located within close proximity to transit service with the east/westbound Route 14 (Bridlewood/Cranston SW) transit stops located within 110 metres of the site (a one-minute walk) on Bridlewood Avenue SW.

Vehicular access to the subject site is provided from the rear lane. On-street parking is available on Bridlewood Avenue SW with no current parking restrictions.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm services exist to the site within the adjacent public road right-of-way on Bridlewood Avenue SW. Servicing requirements will be further determined at the time of development.

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)

The subject site is located within the Plan Area and Interface Area as identified on Map 2: Interface Area in the [Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). As per the policies of the IDP, the application was circulated to the Municipal District (MD) of Foothills for review and comment, however, no comments were received from the MD of Foothills. This application aligns with the applicable policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Planned Greenfield areas are typically characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally-oriented retail in the form of strip developments located at the edges of communities. The road network is curvilinear, with a hierarchical streets system. The proposal is in keeping with relevant MDP policies as the R-G District provides for the use of single detached development and development that is sensitive to existing residential development in terms of height, scale and massing.

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 is being explored and encouraged through the development permit.

Midnapore III Community Plan (Non-statutory – 1997)

The [Midnapore III Community Plan](#) (the Plan) identifies the subject site as being part of the Neighbourhood Area category (Map 2: Land Use Concept). Neighbourhood Areas are characterized by primarily single detached or semi-detached residential developments, joint use sites, and open spaces. Neighbourhood Areas may also include a variety of dwelling units, other than single detached, in each community. The proposed land use amendment is in alignment with the applicable policies of the *Midnapore III Community Plan*.