

Additional CPC Member Comments

7.2.11 – Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130, CPC2025-0049

This application from the Residential – Low Density Mixed Housing (R-G) District to the Multi-Residential – Low Profile (M-1) District. This would increase the maximum height by 2 m (from 12m to 14m) and the density from a maximum of 75 units/hectare ($0.29\text{ha} \times 75 = 21$ units) to a minimum density of 50 units/hectare and a maximum density of 148 units/hectare (14-43 units) (Attachment 1, page 3).

This application aligns with the Midnapore III Community Plan. Administration notes, “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” (Attachment 1, page 5; see also Midnapore III Community Plan, 1997, page 9). Despite the site being part of a Neighbourhood Node in the Midnapore III Community Plan, residential densities are not significantly higher at the node than the surrounding neighbourhood average. This application could help the community align more closely with the area’s original plan.

The M-1 District “is intended to be in close proximity or adjacent to low density residential development” (LUB, 2007, 616(e)). To provide privacy for adjacent residents, the M-1 District has specific setbacks and height rules along property lines shared with parcels that are designated with low-density residential districts. Administration notes, “Vehicular accesses to the subject parcel are only to be from Bridleridge Heights SW” (Attachment 1, page 4). This is likely to push the building closer to 24 St and farther from the neighbours to the east.

Based on the age of the current home (1962) and the adjacent homes (2006), most of the redevelopment in the area in the next few decades will be at this location. This, combined with the rate at which Calgary has grown lately, suggests that the M-1 District is a wise choice for this location.

Thanks,

Nathan Hawryluk

Calgary Planning Commission

