

**Land Use Amendment in Glendale (Ward 6) at 2624 Granville Street SW, LOC2023-0285**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 2624 Granville Street SW (Plan 2212037, Block 29, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that is compatible with existing development in the community, and aligns with policies in the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application, located in the southwest community of Glendale, was submitted on 2023 September 26 by Matthew Gibson and Michelle Gibson, on behalf of the landowner, 2390641 Alberta Ltd. The approximately 0.05 hectare  $\pm$  (0.11 acre  $\pm$ ) midblock site is located on the east side of Granville Street SW, just north of the junction with 26 Avenue SW. The site is currently developed with a single detached dwelling and a detached carport with rear lane access. The site is well served by public transit, and is close to a number of bus stops, local parks, and schools. No development permit had been submitted at the time this report was written.

As indicated in the Applicant Submission (Attachment 2) a land use amendment is proposed to the Housing – Grade Oriented (H-GO) District to provide housing options in the community. The applicant has indicated in the Applicant Outreach Summary (Attachment 3) to build a duplex style building with two basement units (total of 4 dwelling units), as well as a detached garage with lane access.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**Land Use Amendment in Glendale (Ward 6) at 2624 Granville Street SW, LOC2023-0285**

**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 to the Glendale/Glendale Meadows Community Association and Ward 6 Councillor by email. An informational letter was distributed to residents within a 200-metre radius. The applicant has indicated that they will continue to follow up with residents that have provided responses and communicate regarding details of the Development Permit. 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 29 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- safety concern due to increased traffic;
- increased noise due to increased traffic and density;
- privacy for neighbouring lots;
- rowhouses do not fit the character of the community; and
- public infrastructure such as sewer may not be able to accommodate an increase in users.

The Glendale/Glendale Meadows Community Association provided a letter in opposition on 2024 January 10 (Attachment 4) identifying the following concerns:

- the subject site appears to be on the edge and does not meet the location criteria for H-GO in the *Westbrook Communities Local Area Plan (LAP)*; and
- the subject site does not meet many of the transit requirements outlines in Part 15 Division 1 of the Land Use Bylaw 1P2007.

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.

**Land Use Amendment in Glendale (Ward 6) at 2624 Granville Street SW, LOC2023-0285**

**IMPLICATIONS**

**Social**

The proposal would add to the range of housing types available in the community, which can support housing affordability and ensure that the housing needs of various demographics are met appropriately. This may enable different demographics to find suitable housing in Glendale, enhancing the diversity and inclusivity of the community.

**Environmental**

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

**Economic**

The ability to develop additional units on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities 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
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform