

# Applicant Submission

Project Location: 2624 Granville Street SW  
 Existing Land Use: Residential RC-1  
 Proposed: Housing - Grade Oriented (H-GO) District

## Quick Summary:

We propose a Land Use Redesignation (rezoning) application to transition the property at 2624 Granville Street SW from the existing RC-1 zoning to the Housing-Grade Oriented (H-GO) District. The proposed land use change and development vision will realize new and much-needed 'Missing Middle' housing options in Glendale.

We have yet to finalize a building design as careful consideration is being given to the built form and balancing the energy efficiency of the development to ensure it is sustainable.

## What is the 'Missing Middle'?

'Missing Middle' housing refers to a broad range of 2 to 3-storey buildings with multiple units and a variety of unit sizes located in walkable inner city neighbourhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because strict zoning regulations and parking requirements have historically restricted it. In terms of form, scale, density and affordability, this form of housing sits in the 'Middle' of the development spectrum — between single-detached or semi-detached homes and mid-to-high-rise apartment buildings.

## What is Housing - Grade Oriented anyway?

- In late 2022, Council added the new Housing — Grade-Oriented (H-GO) District to Land Use Bylaw 1P2007 to address critical regulatory and policy gaps related to certain forms of 'Missing Middle' housing in Calgary's inner city communities. Like the existing Residential – Grade-Oriented Infill (R-CG) and Multi-Residential – Contextual Grade-Oriented (M-CG) Districts, the new H-GO District generally allows for multi-residential development of up to 3-storeys (12m) in a variety of forms, including rowhomes and townhomes, with direct ground-level access for all homes. More information can be found at [https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjAh9qM17qBAxWAHzQIH Yx7BcUQFnoECAgQAQ&url=https%3A%2F%2Fwww.calgary.ca%2Fcontent%2Fdam%2Fwww%2Fpda%2Fpd%2Fdocuments%2Fhousing-changes%2FCity-Regional-Planning%25E2%2580%2593Building-Housing-Choice-H-GO-FINAL.pdf&usg=AOvVaw0QqVd2jfi\\_8808Vuq31RyA&opi=89978449](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjAh9qM17qBAxWAHzQIH Yx7BcUQFnoECAgQAQ&url=https%3A%2F%2Fwww.calgary.ca%2Fcontent%2Fdam%2Fwww%2Fpda%2Fpd%2Fdocuments%2Fhousing-changes%2FCity-Regional-Planning%25E2%2580%2593Building-Housing-Choice-H-GO-FINAL.pdf&usg=AOvVaw0QqVd2jfi_8808Vuq31RyA&opi=89978449).

## Why here?

The Westbrook Local Area Plan supports H-GO based on its proximity to the Neighbourhood Connector as defined in this plan.

The development is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

- Rear Lane Access:** The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-

friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and allow for organized waste and recycling collection from the lane.

2. Higher Activity Street: The project site is adjacent to 26th Avenue. This neighbourhood connector street connects surrounding communities and generally sees higher vehicle, cyclist and pedestrian activity levels.
3. Nearby Transit Service: The project site is within steps of the local bus stop, 650m (9 min walk) of the Max Teal bus route on 37th Street SW, and 1100m (~15 min. walk) of the 45th Street C-train station. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations and supports vehicle-reduced and vehicle-free lifestyles.
4. Nearby Open Spaces & Community Amenities: The project site is within a short 10-minute walk of a variety of local area destinations and amenities, including the Glendale outdoor arena, Glendale Community Centre, Glendale Elementary School, and St. Thomas Aquinas Elementary School, and the Glendale Tennis/Pickle Ball Courts. Adjacent cycling infrastructure along 26th Ave SW allows even more accessible access to some destinations, including Westhills for shopping and restaurants.

Aligns with the Westbrook LAP and helps address the Housing Crisis:

The project site falls within the boundary of the Westbrook Communities Local Area Plan, which the Calgary City Council approved. The LAP identifies the subject site as having a Neighbourhood Connector Scale, meaning that residential and small-scale commercial up to 3 storeys are encouraged here. The proposal aligns with the Westbrook Communities LAP.

The city has also announced a new city-wide rezoning to help tackle our country's housing crisis. With a change to H-GO, we are helping address this need for housing.

Applicant-led Outreach:

We have reached out to the local community association as well as the Ward 6 Councillor. As our built form evolves, we will engage the community association for a more meaningful conversation about the final design as we remain committed to being good neighbours.

Conclusion:

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the Municipal Development Plan and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we request your support for this application.

Should you have any questions, comments, or concerns, please contact us at [engage.granville2624@gmail.com](mailto:engage.granville2624@gmail.com).