

Planning and Development Services Report to  
 Calgary Planning Commission  
 2024 May 23

ISC: UNRESTRICTED  
 CPC2024-0547  
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**Land Use Amendment in Glendale (Ward 6) at 2627 Granville Street SW, LOC2024-0036**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 2627 Granville Street SW (Plan 627GV, Block 30, Lot 13) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 23:**

That Council give three readings to **Proposed Bylaw 193D2024** for the redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 2627 Granville Street SW (Plan 627GV, Block 30, Lot 13) 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 in a scale that is consistent with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for 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)* and the *Westbrook Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice 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 at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southwest community of Glendale, was submitted Dobbin Consulting on behalf of the landowner, First Wave Investments Inc., on 2024 February 08. The approximately 0.06 hectare (0.16 acre) corner site is located on the west side of Granville Street SW and the north side of 26 Avenue SW. The site is currently developed with a single detached dwelling and a detached garage that is accessed from the rear lane. No development permit has been submitted at this time.

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As indicated in the Applicant Submission (Attachment 2), the proposed land use amendment is to facilitate a rowhouse development with secondary suites.

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 and distributed flyers to 23 residents surrounding the subject site and created an engagement website for feedback on the application. While the application originally came in for the Residential – Grade-Oriented Infill (R-CG) District, this was changed to the H-GO District to align with the LAP and provide a similar built form outcome on the site. As a result, the applicant sent out updated flyers to the same 23 residents to provide an update on the application. 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 eight letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- street parking capacity issues;
- increased traffic/congestion issues;
- increased noise due to increase traffic and density;
- loss of community character;
- privacy of neighbouring lots with concerns related to potential height, lot coverage and shadowing impacts of future development;
- removal of existing bushes and trees; and
- careful design and architectural consideration are needed at the development permit stage.

The letter of support received included the following comments:

- parcel is located on a bus route;
- more density supports more services (private and public); and
- alignment with City policies.

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The Glendale/Glendale Meadows Community Association provided comments in opposition on 2024 March 26 (Attachment 4) identifying the following concerns:

- concerns with contextual impact of the H-GO District compared to the R-CG District in consideration of surrounding height, density, community character;
- potential increase in street parking impacts the capacity; and
- considers this application as not aligning with the LAP.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with the LAP. Within the LAP, the subject site is along a Neighbourhood Connector which is characterized by a broad range of housing types along higher activity, predominantly residential streets. The scale modifier in the LAP also supports up to four storeys on this site. 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.

## **IMPLICATIONS**

### **Social**

The proposal would add to the range of housing types available in the community, which can support housing affordability and 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 businesses and employment opportunities in the area.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

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**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response
- 5. **Proposed Bylaw 193D2024**
- 6. **CPC Member Comments**
- 7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

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