

Applicant Submission

Company Name (if applicable): Dobbin Consulting Inc.

Applicant's Name: Jennifer Dobbin City Consultant #
14914600

LOC Number (office use only):

Date: February 6, 2024 (updated February 27, 2024)

This application proposes to re-designate a property located at 2627 Granville Street SW, in the community of Glendale, from R-C1, Residential – Contextual One Dwelling to an Housing – Grade Oriented (H-GO) District zoning to allow for a moderate density increase to facilitate a new row-house development with secondary suites.

This corner lot faces onto 26th Ave SW to the South, and Granville Street SW to the East, with laneway access to the North. Surrounding housing context includes duplex and bungalows within R-C1 zoning, a near-completion application for H-GO redesignation directly across Granville Street SW to the East, and is identified in the blanket rezoning for the City as targeted for H-GO redesignation.

This parcel is well-suited for an H-GO development given its location, lot characteristics, and the contextual regulations within the H-GO district zoning controls that create contextual integration with surrounding residential buildings.

The site is identified within the *Westbrook Communities Local Area Plan (LAP)* as within a *Neighbourhood Connector* policy area with a height of up to 4 storeys.

Neighbourhood Connector policies indicate that development in these policy areas should be applied to higher activity residential streets and support a higher frequency of units and entrances facing the street. The applicant notes that the parcel is located on 26th Avenue SW, a well-trafficked collector road that accommodates Calgary Transit bus route #6 with a WB bus stop for the route within 50m of the parcel. 26th Avenue SW is identified as part of the Calgary Pathways & Bikeways network as an On-Street Bikeway. Optimist Athletic Park, Optimist / George Blunden Arenas, and three schools are within walking distance of the parcel.

This redesignation aligns with *Municipal Development Plan (MDP)* policies for increasing density in Established Communities, especially on collector roads, to increase 'Missing Middle' housing to provide a variety of housing sizes with access to transit, schools, and parks.

Based on the review of policies affecting this parcel, the applicant submits that this land use change is in alignment with City policies including the *MDP*, the *Westbrook Communities LAP*, and the new *Housing Strategy* policies to increase the supply of housing, increase affordability options, and ensure diverse housing choices are provided to Calgarians. The H-GO zoning is also in alignment with the City-wide Blanket Rezoning targets as identified by Administration in development of the Calgary Housing Strategy bylaw changes. Due to the unknown outcome of the April 2024 public hearings and Council's decision, the Applicant sought to proceed with a stand-alone redesignation for the parcel.