

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Jan. 23rd, 2026

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.062 hectare site from Direct Control to R-CG to allow two singles to be built on site. A subdivision for two singles and Development permit will also be submitted to make clear the intention of the application.

The subject site, 2823 30 Street SW, is along 30 Street SW in the community of Killarney/Glengarry. The site is currently built with a single detached dwelling built in 1953. Surrounding houses are mostly single detached although there are many R-CG, H-GO or commercial zoning lots along 26 Ave.

The site is approximately 0.062 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is very close distance to public transit along 26 Ave. Killarney School and Killarney Glengarry Community Association is also in close proximity.

The lot is under Direct Control 28Z91 zoning. The DC bylaw only allows one single or semi-detached to be built on site. The intention is to build two singles with the same maximum height, density, lot coverage, etc. allowed under the current zoning. To make clear of the intention, a subdivision for two singles and development permit will also be filed.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.