

Land Use Amendment in Parkdale (Ward 7) at 811 – 28 Street NW, LOC2025-0183

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 811 – 28 Street NW (Plan 331AB, Block 26, Lots 1 and 2) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a minimum density, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026
 FEBRUARY 12:**

That Council refuse and abandon **Proposed Bylaw 37D2026** for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 811 – 28 Street NW (Plan 331AB, Block 26, Lots 1 and 2) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a minimum density, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Hawryluk

HIGHLIGHTS

- This application seeks to redesignate the subject site from the Residential – Grade-Oriented Infill (R-CG) District to a Direct Control (DC) District to establish a minimum residential density on this site and remove the ability to develop single detached, semi-detached and duplex dwellings.
- Administration is recommending refusal of the proposed DC District because it restricts the range of allowable uses, which is not in alignment with the policy direction provided in the *South Shaganappi Communities Local Area Plan (LAP)*. In addition, the built form proposed by the applicant is already supported within the existing R-CG District.
- What does this mean to Calgarians? Refusal of this proposal will ensure the land use is consistent with the LAP.
- Why does this matter? The LAP was approved by Council in 2025 and provides direction on development and community improvements to help guide change within the Plan area. Refusal of this land use amendment would ensure the housing forms supported in the LAP are not being excluded.
- A development permit (DP2025-04374) for a four-unit rowhouse, four secondary suites and a garage has been approved on the site.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Parkdale was submitted by Horizon Land Surveys on behalf of the landowners, Xiao Liu and Hairong Wang, on 2025 September 16. A development permit (DP2025-04374) for a four-unit rowhouse building with four suites and a garage was approved on 2025 October 30.

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The approximately 0.06 hectare (0.14 acre) site is a corner parcel located along 7 Avenue NW and 28 Street NW. It is currently developed with a single detached dwelling and a detached garage. Surrounding development is predominantly single detached dwellings and a place of worship is located adjacent to the north.

As indicated in the Applicant Submission (Attachment 3), the parcel is subject to a restrictive covenant that restricts uses on the property to a maximum of one dwelling unit. The proposed DC District limits residential uses and provides a minimum density. Administration is recommending refusal of this proposal because it is not in alignment with the LAP.

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 delivered post cards within a 100-metre radius, spoke with available residents and contacted the Parkdale Community Association and the Ward Councillor Office. The Applicant Outreach Summary can be viewed under Attachment 4.

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 38 submissions in opposition from the public with the following areas of concern:

- location – related to other concerns, wrong location considering the surrounding context;
- character – out of context with the surrounding neighbourhood;
- density – too many units;
- parking – too many anticipated vehicles in an area experiencing a shortage of on-street parking;
- property value – the impacts noted will devalue existing properties;
- traffic – increase in traffic as a result of greater density;
- safety for pedestrians and cyclists – concern with increased risk of conflicts with automobiles;
- infrastructure capacity – existing water, sanitary and stormwater infrastructure cannot handle additional population and development;
- noise – nuisance caused by construction and increased traffic; and

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- privacy – development results in views of private amenity areas and neighbour's interiors.

The Parkdale Community Association provided a response in opposition on 2025 December 18 (Attachment 5).

Administration considered the relevant planning issues specific to the application and determined the proposal to be inappropriate because this land use amendment seeks to remove allowable land uses that are supported in the LAP and the desired housing form is already allowed in the existing land use district.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the proposal will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date for the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application reduces the ability to build housing forms that are currently encouraged in the community.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

No anticipated economic impact.

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. **Proposed Bylaw 37D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

**Planning and Development Services Report to
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform