

Applicant Submission

2026 September 16

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Sep. 15th, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-CG to Direct Control R-CG to set up minimum density and eliminate single house, semi-detached and duplex use.

The existing house 2904 7 Ave NW, is a corner lot located in the community of Parkdale along 28 Street NW and 7 Ave NW. The site is currently developed with single detached dwelling built in 1952. Surrounding houses are mostly single detached with Parkdale United Church across the lane. The site is also in close proximity to a few park spaces and public school.

The restrictive covenant 8464AG create unusual site constraint for this perfect corner lot. Thus the proposal still keeps R-CG as base zoning. With the lot being a corner lot, the impacts of higher density use on neighboring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

The site is within Neighbourhood Local under South Shaganappi Local Area Plan with building scale of up to 3 storeys. In the same block, the corner lots by 29 Street are categorized as neighborhood connector while the lots cross the lane are neighbourhood flex with higher building scale. The goals and objectives of the LAP includes "Diverse, Accessible and inclusive housing choices" which focus on providing diverse and accessible housing options to support inclusive and equitable communities. The restrictive covenant is in direct contrast to the LAP.

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.