



## Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] Terriff

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Calgary

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Apr 21, 2026



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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Development permit - DP2025-04374 Address:811 28 ST NW File number DP2025-0

Are you in favour or opposition of the issue? [required]

In opposition

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT\_01\_FILENAME

Rezoning Opposition.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**To:** City Clerk's Office

The City of Calgary

Mail Code 8007, P.O. Box 2100, Postal Station "M"

Calgary, Alberta T2P 2M5

Email: [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)

**From:**

David Terriff

2811 7 Ave NW

Calgary, AB T2N 1B1

**Date:** April 3, 2026

**Subject: Opposition to Land Use Redesignation Application LOC2025-0183 (Bylaw 37D2026) – 811 28 Street NW DP2025-04374**

Dear Mayor Farkas and Members of City Council,

I am writing to formally state my opposition to the proposed Land Use Redesignation for 811 28 Street NW (Application LOC2025-0183, Bylaw 37D2026), which seeks to transition the property from Residential – Grade-Oriented Infill (R-CG) to a Direct Control (DC) District.

My opposition is rooted in the planning merits of the application and the established context of the surrounding community. Specifically, I object to the use of a Direct Control district to bypass the established density constraints of the standard R-CG designation.

### **1. R-CG Provides Sufficient Density for Infill Development**

The standard R-CG district is intentionally designed by the City to accommodate low-to-medium density infill housing. It strikes a carefully researched balance, allowing for rowhouses, duplexes, and secondary suites while maintaining predictable limits on building height, lot coverage, and density. If the objective of this development is to provide gentle density to the Parkdale community, the existing R-CG parameters are more than sufficient to achieve that goal. Creating a custom DC district to override these limits undermines the predictable planning framework that standard zoning provides to residents.

### **2. Incompatibility with the 7th Avenue Context**

Standard R-CG zoning already represents a significant increase in density compared to the existing baseline of properties along 7th Avenue. Permitting a DC district to push density even further beyond R-CG limits is disproportionate to the immediate neighborhood context.

Development should provide a thoughtful, stepped transition in density, rather than an abrupt, isolated spike that fails to integrate with the surrounding streetscape.

A Direct Control district should be reserved for unique, innovative sites with complex constraints, not utilized as a mechanism to simply over-densify a standard residential lot at the expense of community coherence.

I urge Council to prioritize the integrity of the standard Land Use Bylaw, reject this Direct Control application, and require any future development on this site to adhere strictly to the established rules of the R-CG district.

Thank you for your time and consideration of this submission.

Sincerely,

David Terriff

2811 7 Ave NW

Calgary, Alberta



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First name [required]	Gwen
Last name [required]	Giese
How do you wish to attend?	Remotely
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	no
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 21, 2026
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	LOC2025-0183



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I live at 2908 – 7 Avenue NW, next door to the subject property – 2904 7 Avenue NW. Last year, we submitted comments in opposition to DP2025-04374 during the public comment period. We also engaged a lawyer as our lot (2908) and 2904 have the same restrictive covenant (8464AG) which disallows the proposed dwelling. Our lawyer sent a demand letter to the landowner and Horizon Land Surveys. On October 30, 2025, the DP2025-04374 was approved by the City. We appealed and a decision is still pending, following the merit hearing in March 2026. In October 2025, a sign advertising a land use change application was posted. In my opinion this application was made in response to the DP appeal and to invalidate the restrictive covenant. Horizon Land Surveys makes the following statement in their submission to the City: “the restrictive covenant 8464AG creates unusual constraint for this perfect corner lot.” I agree that the restrictive covenant poses a constraint but it is not unusual. There is a process to remove a covenant and should be the first step before applying for a development permit. While the zoning at the time DP2025-04374 was applied for, allowed for the proposed development, the restrictive covenant did not, and still does not. The developer took a risk, and because there was opposition to the application, is attempting to remove the obstacle rather than going through the appropriate process. I know that restrictive covenants are not with the City’s purview but it at the heart of the matter and the developer is highlighting that it is of concern. In my opinion, the motivation for the requested land use designation is inappropriate and a misuse of the City. The City and the Planning Commission have denied the application and I urge you to do the same.



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First name [required] Sandi

Last name [required] Clermont

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 21, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2025-0813 811 - 28 Street NW (formerly 2904 7 Avenue NW)



**Public Submission**

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

April 21 Council Presentation LOC2025-0813 for 811 - 28 Street NW Sandi Clermont.docx

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

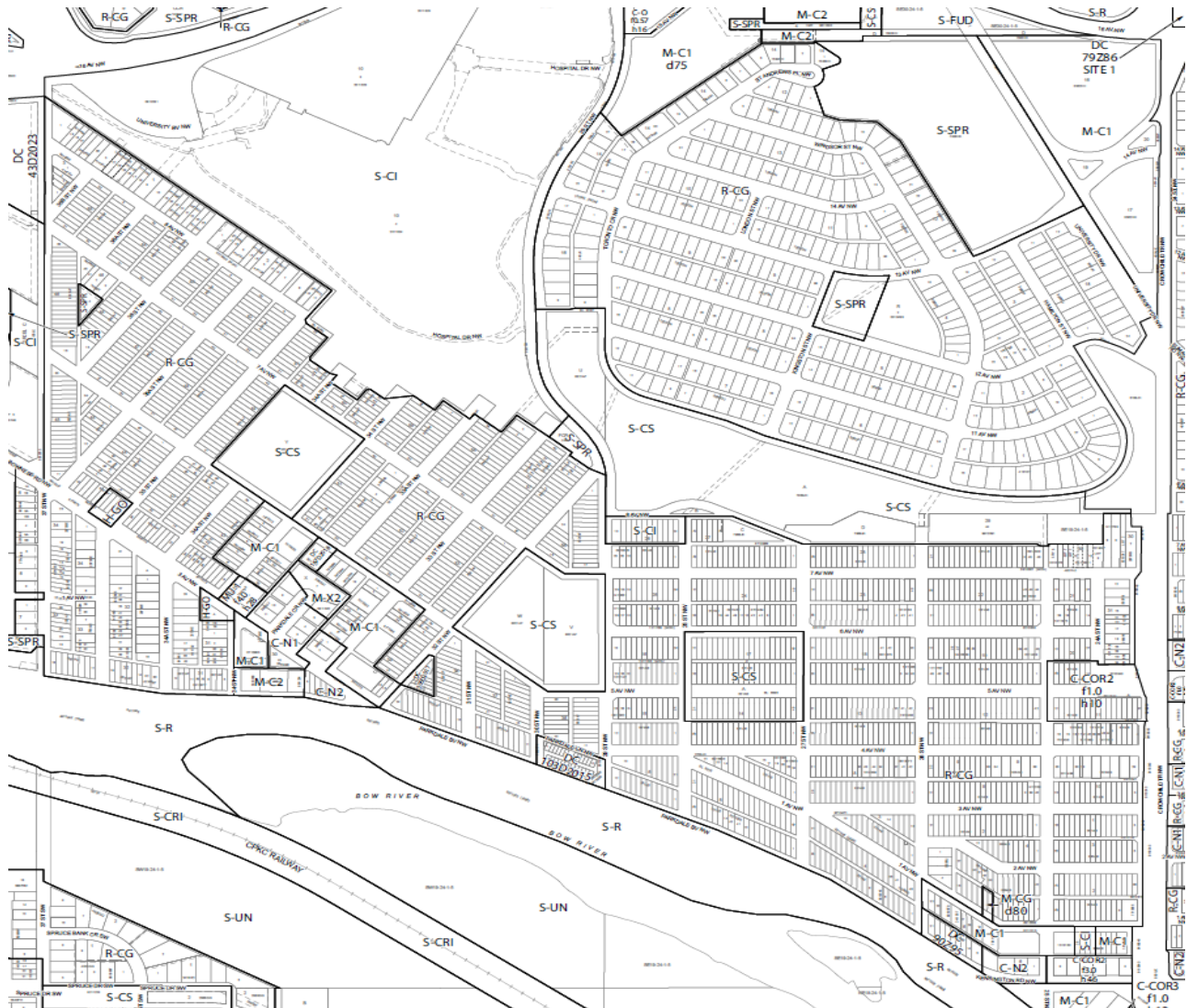
If I am able to I will attend in person otherwise I will attend remotely to speak. Thank you kindly.

Hello Mayor Farkas, members of council and administration. Thank you for the opportunity to speak.

I am here today to oppose the request to approve the land use amendment LOC2025-0183 from RC-G to Direct Control for the property now known as 811 - 28 Street NW. My reasons are as follows.

1. There has been no meaningful engagement by the owners or their agents.
  - a. The City of Calgary received 38 responses in opposition to this DC application and zero support in favour of it.
  - b. Inconsistent hand delivered random notices asking for feedback is not meaningful engagement. Some neighbours received the notice; some did not and one way communication is not engagement.
  - c. The 4 adjacent neighbours including myself, have lived in our homes for over 30 years. The owners of this property have owned it for 10 years. Not once have they ever engaged the community or neighbours in any manner whatsoever on their current or future plans for this property.
  
2. Not one row house development in the community has required a DC rezoning. Examples are:
  - a. 2916 7 Avenue NW – 2 properties away
  - b. 25 Street and 6 Avenue NW
  - c. 32 Street and 7 Avenue NW
  - d. 32 Street and 5 Avenue NW
  - e. 500 block of 32 Street NW

Referencing Land Use Map 19C, the only lot that has a DC land use designation is one that meets the bylaw requirements. That example is The Henry development at 29 Street and Parkdale Blvd NW.



3. This DC application violates the City Land Use Bylaw 1P2007 which states:

**Land Use Bylaw 1P2007**

*Direct Control Districts*

**20(1)** Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

**(2)** Direct Control Districts must not be used:

- (a) in substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or
- (b) to regulate matters that are regulated by subdivision or development permit approval conditions.

Both the Parkdale Community Association and the Parkdale United Church wrote detailed letters to the file manager regarding their concerns.

From the Parkdale United Church submission:

*The intended purpose of the Direct Control Land Use District is to accommodate developments with unique characteristics, innovative ideas or unusual site constraints. LOC2025-0183 does not qualify for this consideration. There is nothing unique or innovative about the proposed development as it is intended to be a standard rowhouse which is a legal discretionary use under the current land use district for the site.*

*DC zoning should not be used as a weapon by developers against the property rights of individual homeowners. This is an abuse of the City's Land Use Bylaw which states DC zoning is intended for unique or complex developments, not for overriding restrictive covenants.*

From the Parkdale Community Association submission:

*There is no legitimate planning reason to zone this property DC. It is being proposed ONLY to facilitate the removal of a restrictive covenant against the wishes of the signatories to the covenant and sets a dangerous precedent whereby no community with RC protections in place can feel secure as they would all be vulnerable to this practice.*

*DC zoning should not be used as a weapon against private property rights. This is an abuse of the City's Land Use Bylaw which states DC zoning is intended for unique or complex developments, not for overriding restrictive covenants.*

4. Finally, as noted in the Calgary Planning Commission decision, the City Planning and Development department does not support this DC application, and the CPC does not support this DC application and recommends council refuse and abandon this DC application.

For these reasons, I request council refuse the proposed application for the redesignation of 811 – 28 Street NW from R-CG to Direct Control District.  
Thank you kindly.

DATE: November 13, 2025

To: Brenden Smith, File Manager, City of Calgary  
[Brenden.smith@calgary.ca](mailto:Brenden.smith@calgary.ca)

From: Parkdale United Church, 2919 – 8 Avenue N.W.  
[parkdaleuc@telus.net](mailto:parkdaleuc@telus.net)

Re: LOC2025-0183 – 2904 – 7 Avenue N.W.

Thank you for the circulating Parkdale United Church regarding LOC2025-0183. This matter was reviewed by the Board of Trustees and Church Council and a decision was made at a meeting on November 12, 2025 to submit comments in opposition to this application.

Parkdale United Church as represented by the Board of Trustees is opposed to the proposed land use redesignation application LOC2025-0183 to redesignate the property at 2904 – 7 Avenue N.W. from Residential Grade-Oriented Infill (R-CG) to Direct Control (DC). The use of the DC land use district is unwarranted and undesirable from a planning perspective and goes against private property rights.

The Church takes no position on the planning merits of a rowhouse in this location provided sufficient parking is provided to ensure vehicles can be accommodated on-site and on the public street without using the church parking lot (i.e. 1 stall per unit).

The intended purpose of the Direct Control Land Use District is to accommodate developments with unique characteristics, innovative ideas or unusual site constraints. LOC2025-0183 does not qualify for this consideration. There is nothing unique or innovative about the proposed development as it is intended to be a standard rowhouse which is a legal discretionary use under the current land use district for the site.

A restrictive covenant (RC) is a private legal agreement between landowners which is registered on the land title for each property. It is a legal contract designed to protect neighbourhood character.

The applicant has stated that the purpose of the land use redesignation is specifically to put the land use zoning in conflict with the restrictive covenant on the property to increase the developer's ability to remove the RC in court despite objections of other signatories to this private legal agreement. There is no planning rationale to support this redesignation. A restrictive covenant is not an unusual site constraint. They are a legal instrument in

widespread use and embedded in property law. The RC was clearly shown on the land title for the property when it was purchased.

DC zoning should not be used as a weapon by developers against the property rights of individual homeowners. This is an abuse of the City's Land Use Bylaw which states DC zoning is intended for unique or complex developments, not for overriding restrictive covenants.

DATE: December 18, 2025  
To: Brenden Smith, File Manager, City of Calgary  
From: Parkdale Community Association  
Re: LOC2025-0183 – 2904 – 7 Avenue N.W. (revised to 2902 7<sup>th</sup> Ave, 811, 113 and 815 7<sup>th</sup> Ave NW)

Following a recent Planning and Development meeting on this matter, the Parkdale Community Association would like to go on record as strongly opposing the proposed land use amendment.

The current land use would allow the R-CG development proposed in DP2025-0164 as a discretionary use. The Restrictive Covenant (RC) on this parcel does not.

This suggests that the only reason to change the zoning to DC is to leverage City zoning powers to remove the single-family and semi-detached use and create a conflict under section 48(4) of the Land Titles Act, from which the applicant can apply to the Provincial Court to remove the RC from the property and allow the development.

There is already a well-established legal process for the removal of an RC in court through proper notification to signatories to the agreement (usually by registered mail). If the signatories to the RC agree, the courts can then order the removal of the RC.

The City is not a party to these contracts and has had a long-standing policy to avoid interfering in the Provincial jurisdiction of Restrictive Covenants. Historically it has been a “stay in your own lane” practice whereby DP’s compliant with the existing land use are routinely issued, and it is up to the applicant to determine if they are in conflict with Provincial or any other jurisdictional restrictions. It is highly inappropriate for the Planning Department to involve themselves in Provincial jurisdiction by adjusting their bylaw legislations, purely to provide a means for developers to defeat these private law contracts in a Provincial jurisdiction. Contracts that were implemented to, in this example, preserve the existing nature and character the community.

The intended purpose of the Direct Control Land Use District is to accommodate developments with unique characteristics, innovative ideas or unusual site constraints (e.g. Calgary’s Central Library). DP2025-0164 does not qualify for this consideration. There is nothing unique or innovative about the proposed development as it is intended to be a standard rowhouse

which is a legal discretionary use under the current land use district for the site.

There is no legitimate planning reason to zone this property DC. It is being proposed ONLY to facilitate the removal of a restrictive covenant against the wishes of the signatories to the covenant and sets a dangerous precedent whereby no community with RC protections in place can feel secure as they would all be vulnerable to this practice.

A restrictive covenant is not an unusual site constraint. Restrictive covenants are a legal instrument in widespread use and embedded in property law. The developer took a risk when they purchased a property with a restriction clearly indicated on the land title. As there are many available lots without RCs, developers intending to build rowhouses generally avoid purchasing lots that have an RC as there is no guarantee the signatories to the RC will agree to its removal.

Homeowners who relied on these covenants to preserve their neighborhood find themselves powerless with no voice in the change. It ignores legal precedent where the courts only allow RC removal after extensive public consultation, expert study, and a demonstration of evolving public interest.

Support of this application will imply that the city is seemingly colluding with developers by legislating conflicting bylaws simply to allow developers to successfully remove these RCs without the extensive public consultation, studies and burdens, in an effort to fast-track densification.

DC zoning should not be used as a weapon against private property rights. This is an abuse of the City's Land Use Bylaw which states DC zoning is intended for unique or complex developments, not for overriding restrictive covenants.

Yours truly,

Vince Walker Chair - Parkdale Planning and Development Committee  
Parkdale Community Association





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First name [required] Katherine

Last name [required] Prusinkiewicz

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 21, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Application to amend Land Use Designation (zoning): PARKDALE LOC2025-0183



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As the owner of an adjacent property, I am opposed to the application to amend the Land Use Designation (zoning) for the land located at 811 - 28 St NW (Plan 331AB, Block 26, Lots 1 and 2). This property (as well as my own) are subject to restrictive covenants which require the permission of certain adjacent properties before building an alternate form of building to the single family dwelling currently occupying the site. We and our neighbors bought our homes with full knowledge of these restrictive covenants. When the developer failed to obtain the required permission, it attempted to circumvent the restrictive covenant through an amendment to the property zoning. This is unacceptable. In addition to circumventing the reasonable expectations of the property owner and neighbours, the development plans for this site are inappropriate. Seventh avenue is a quiet residential street with a large tree canopy. It is not a feeder street, wide street or a street with a bus route, which would be the types of streets where such a development would be better-placed.



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First name [required] Christopher

Last name [required] Prusinkiewicz

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 21, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesainagtion application: pardkale loc2025-0183; 811 28 st NW



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I own two properties on 7 ave NW, both of which are in close proximity to the proposed land use re-designation at 811 - 28 Street NW. Of note, the property being referred to as "811-28 Street NW" is currently also known as 2904 7 Ave NW (plan 331 AB, block 26, lots 1 and 2), and there is a restrictive covenant on this property. The restrictive covenant is meant to prevent high density housing from being built on this lot (on the corner of 7th Ave and 28th street) without the express agreement of the neighbours. It is my impression from other neighbours that the main reason for the proposed land use re-designation is to allow for the building of row-housing, likely with secondary suites, as a way to circumvent the restrictive covenant. Myself, and the majority of our neighbours strongly oppose this re-designation. When buying our properties, we made decisions based on the existence of the restrictive covenant, and with its implications on the type of housing that could be built on our street. I am concerned due to the increased traffic, parking concerns, loss of tree canopy, increased lot coverage, and the negative impacts of these issues on my property values. Also, the row hoses would not fit the character of buildings currently in this location. I am concerned that by changing the address from 2904 7th Ave NW to "811 29th street NW", the developer will try to make an argument that the proposed development should not be subject to the same rules/restrictions as other houses on the north side of 7th Ave. In short, I feel that allowing the land use re-designation would be akin to changing the rules in the middle of a game. On the other hand, I would strongly support building a two infills or two semi-detached homes on this property, as it would be in keeping with the character of the remaining buildings in this area.



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**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

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First name [required] **Scott**

Last name [required] **Morrison**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Apr 21, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Land Use Redesignation Parkdale LOC2025-0183 Bylaw 37D2026**



## Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a property owner on 7th Ave NW, neighbouring the property in the LOC2025-0183 application, I am in strong opposition to the application for redesignating this land parcel from R-CG to DC. R-CG already allows for the development planned for this lot. The sole purpose of this application is to intentionally create a conflict and legal argument against the existing restrictive covenant on the land title. I already object to the city policy of not recognizing legal land title restrictive covenants during the development permit process. Allowing developers to abuse city bylaws by approving a blatant end run around the rules in place is unacceptable. Approval of this land use designation will force neighbours into a legal conflict. Conflict that is avoided when everyone follows the existing rules in place. My city should support its citizens that agree to follow the rules and bylaws in place. Subsequently, my city should reject 'clever' attempts to circumvent the rules and bylaws for individual personal gain, it is part of living in a civil society.



## Public Submission

CC 968 (R2026-04)

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First name [required] Linda

Last name [required] Wilson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 21, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation Parkdale LOC2025-0183 Bylaw 37D2026



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

To Mayor and Members of Council,  
April 12, 2026

Re: LOC2025-0183 - 811 28 St NW

I am writing to strongly oppose LOC2025-0183 and to respectfully urge Council to refuse this application.

The subject site is districted R-CG, and that district already permits redevelopment options including single detached, semi-detached, duplex, and rowhouse dwellings. The site is therefore already appropriately districted.

That is the key issue before Council.

If the site is already zoned R-CG, and R-CG already supports intensification consistent with City policy, then what legitimate planning purpose is served by replacing it with a Direct Control district?

None has been demonstrated.

It is also significant that Council recently approved repeal of the citywide residential rezoning amendments, with those changes set to take effect later this year. Applications received before that implementation date may continue to be processed under the current land use framework. Even so, that broader policy transition makes it all the more important that Council exercise caution before approving a site specific Direct Control district where no clear planning need has been shown.

As stated in the applicant's application, the restrictive covenant is identified as a constraint affecting the redevelopment potential of the site. In those circumstances, Council should be especially careful not to approve a redesignation that appears to serve no independent planning purpose and instead operates to strengthen one party's position in relation to a private legal restriction.

Direct Control districts are meant to be used where there is a clear site specific planning rationale or a defined public planning objective. They should not be used to narrow the flexibility of an existing base district or to advance a private interest where the current zoning already meets the City's stated policy goals.

This application is redundant from a planning perspective and troubling from a governance perspective. Approving it would suggest that a Direct Control district can be used not because a site requires specialized planning treatment, but because an applicant seeks a more strategic position in relation to a private covenant.

Council should decline to set that precedent.

For these reasons, I respectfully urge Council to refuse LOC2025-0183.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



**Public Submission**

CC 968 (R2026-04)

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## Public Submission

CC 968 (R2026-04)

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First name [required]

Neil

Last name [required]

Jobin

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 21, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2025-0183



**Public Submission**

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

LOC2025-0183.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

April 13, 2026

To: Mayor and Members of Council

Re: Application LOC2025-0183

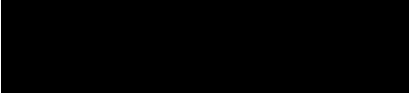
We are writing to urge you to reject application LOC2025-0183. We live at 2815 7 Avenue NW and as adjacent neighbours this proposal directly affects us.

The referenced application serves no purpose from a planning perspective because the proposed development can be accommodated under the property's current RC-G districting. Therefore, change to a Direct Control District is not warranted.

The proponent is making this application to work around a long-standing 1900's era restrictive covenant shared with the immediate neighbour. This is an underhanded attempt to remove a property right from an adjacent landowner. The application intends to legally invalidate the restrictive covenant through a land-use change; however, the covenant is a matter that is rightly between those who share the covenant and the Courts.

For these reasons, we ask that the Mayor and Council reject LOC2025-0183.

Regards,



Neil Jobin and Kim Jobin



## Public Submission

CC 968 (R2026-04)

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First name [required] **Matthew**

Last name [required] **Lui**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Apr 21, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Public Hearing in Council Chambers re land use redesignation -LOC2025-0183**



**Public Submission**

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

Land Use Redesignation Comments.docx

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To Mayor and Members of Council,

**RE: LOC2025-0183 – 811 – 28th St NW (2904 7th Avenue NW)**

I am writing to formally express my strong opposition to the proposed land use redesignation for the subject property from R-CG to a Direct Control (DC) district. As a resident directly impacted by this development, I urge Council to refuse this application on the grounds that it is redundant, lacks a valid planning rationale, and appears to be a strategic attempt to circumvent private legal obligations.

**1. Redundancy and Lack of Planning Rationale** The subject site is currently districted R-CG, which already permits the rowhouse and secondary suite development the applicant intends to build. There is no legitimate planning purpose served by transitioning to a Direct Control district. DC districts are intended for sites requiring specialized planning treatment or to achieve specific public objectives that cannot be met through standard base districts. No such unique circumstances or public benefits have been demonstrated here.

**2. Strategic Circumvention of a Restrictive Covenant** The subject property is subject to a longstanding Restrictive Covenant (8464AG), which disallows the proposed multi-unit dwelling. The applicant has explicitly identified this covenant as a "constraint" in their application. Utilizing a Direct Control designation in this context suggests an attempt to use municipal planning tools to gain a strategic advantage in a private legal matter. Council should not set a precedent where DC districts are used to facilitate the bypassing of private property rights and legal restrictions.

**3. Impact of Policy Transition and Rezoning Repeal**

The recent repeal of citywide residential rezoning highlights the need for heightened caution regarding site-specific redesignations. While applications in process may proceed under the current framework, approving a specialized DC district during this transition—where no planning need exists—undermines the integrity of the Land Use Bylaw and creates unnecessary complexity in an area already facing significant change.

**4. Cumulative Community Impact and Infrastructure Strain** The proposed development at this location, combined with a second eight-unit application just three lots west, represents a significant increase in intensity that the current infrastructure was not designed to support.

- **Infrastructure:** Our community's water, sanitary, and sewage systems are aged and already operating near capacity.
- **Congestion:** The site is adjacent to Parkdale United Church and near a school bus stop, where parking is already at a premium due to hospital staff and daycare pick-

ups. Adding eight potential households will exacerbate traffic safety and parking shortages.

**5. Site-Specific Sensitivity and Privacy** The proposed building's massing is not contextually sensitive, as its 60% lot coverage will dwarf adjacent single-family homes. The design includes multiple upper-floor windows that will directly overlook my backyard, significantly impacting our privacy and reducing the enjoyment of our property. Furthermore, the removal of mature landscaping (such as lilac trees) to be replaced by small-caliper trees will take years to provide any comparable buffer.

In summary, this application for a Direct Control district is a redundant use of Council's authority that serves private interests over sound planning principles. For these reasons, I respectfully request that Council **refuse LOC2025-0183**.

Sincerely,

Matthew Lui



## Public Submission

CC 968 (R2026-04)

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First name [required]                      STEPHEN

Last name [required]                      LEMP

How do you wish to attend?

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What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Apr 21, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters                      LOC2025-0183



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

To Mayor and Members of Council,  
April 13, 2026  
Re: LOC2025-0183 – 811 – 28th St NW

I am writing to strongly oppose LOC2025-0183 and to respectfully urge Council to refuse this application.

The subject site is districted R-CG, and that district already permits redevelopment options including single detached, semi-detached, duplex, and rowhouse dwellings. The site is therefore already appropriately districted.

That is the key issue before Council.

If the site is already zoned R-CG, and R-CG already supports intensification consistent with City policy, then what legitimate planning purpose is served by replacing it with a Direct Control district?

None has been demonstrated.

It is also significant that Council recently approved repeal of the citywide residential rezoning amendments, with those changes set to take effect later this year. Applications received before that implementation date may continue to be processed under the current land use framework. Even so, that broader policy transition makes it all the more important that Council exercise caution before approving a site specific Direct Control district where no clear planning need has been shown.

As stated in the applicant's application, the restrictive covenant is identified as a constraint affecting the redevelopment potential of the site. In those circumstances, Council should be especially careful not to approve a redesignation that appears to serve no independent planning purpose and instead operates to strengthen one party's position in relation to a private legal restriction.

Direct Control districts are meant to be used where there is a clear site specific planning rationale or a defined public planning objective. They should not be used to narrow the flexibility of an existing base district or to advance a private interest where the current zoning already meets the City's stated policy goals.

For these reasons, I respectfully urge Council to refuse LOC2025-0183.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



## Public Submission

CC 968 (R2026-04)

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First name [required] Margaret

Last name [required] Fong

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 21, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Parkdale 811 - 28 Street NW LOC2025-0183 Bylaw 37D2026



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to changing the zoning of 811 28 Street NW from R-CG to DC. I am a long term resident of Ward 7 owning a property on the block kitty corner to the proposed development for close to forty years. In that time I have seen much development in the area from predominately single family homes. This would set a dangerous precedent ignoring restrictive covenants in a spot that does not reasonably support that request. The property is already zoned R-CG, and that already permits redevelopment options including single detached, semi-detached, duplex, and rowhouse dwellings. Therefore, there is no practical reason to change the zoning. It is NOT on a major road and already has traffic calming measures in the avenue in front. Parking is already an issue with two hour parking restrictions in place. Today I counted five bins behind the dwelling (2 black, 2 green and 1 blue) This is an attempt to narrow the flexibility of the zoning where the current zoning already meets the City's stated policy goals. I was disappointed that Councillor Atkinson voted against the repeal of blanket rezoning but hope that he respects the wishes of the city and other councillors to be guided by local area planning plans. Please refuse LOC2025-0183 as advised by city planning employees.